



ZONING BOARD OF APPEALS
Tuesday, April 16, 2019
5:30 P.M. – City Council Chambers
Rockford City Hall, 425 East State Street

Present:

ZBA Members: Kim Johnsen
Dan Roszkowski
Jennifer Smith
Craig Sockwell
Alicia Neubauer
Maurice Redd

Absent: Thomas Fabiano

Staff: Scott Capovilla – Zoning and Land Use Administrator
Jeremy Carter – Traffic Engineer
Lafakeria Vaughn – Assistant City Attorney
Matthew Flores – Assistant City Attorney
Samuel Bellone – Administrative Assistant
Tim Morris – Fire Prevention Coordinator

Others: Kathy Berg – Court Stenographer
Applicants and Interested Parties

Scott Capovilla explained the format of the meeting will follow the Boards Rules of Procedure generally outlined as:

- The Chairman will call the address of the application.
- The Applicant or Representative will come forward and be sworn in.
- The Applicant or representative will present their request before the Board.
- The Board will ask any questions they may have regarding this application.
- The Chairman will then ask if there are any Objectors or Interested Parties. Objectors or Interested Parties are to come forward at that time, be sworn in by the Chairman, and give their name to the Zoning Board of Appeals secretary and the stenographer.
- The Objector or Interested Party will present all their concerns, objections and questions to the Applicant regarding the application.
- The Board will ask any questions they may have of the Objector or Interested Party.
- The Applicant will have an opportunity to rebut the concerns/questions of the Objector or Interested Party.

- No further discussion from the Objector or Interested Party will occur after the rebuttal of the Applicant.
- The Board will then discuss the application and a vote will be taken.

It was further explained to the public in attendance, applicants, objectors and interested parties that this meeting is not a final vote on any item. The date of the Codes & Regulations meeting was given as Monday, March 25, 2019, at 5:30 PM in City Council Chambers in this building as the second vote on these items. The public in attendance, applicants, objectors and interested parties were instructed that they could contact the Zoning Office for any further information and the phone number was listed on the top of the agenda which was made available to all those in attendance. This information was also presented in written form attached to the agendas and letters to adjacent Property owners.

The meeting was called to order at 5:37 PM. A **MOTION** was made by Kim Johnsen to **LAY OVER** the minutes from the March 19, 2019 meeting as written. The Motion **CARRIED** by a vote of 6-0 with Tom Fabiano absent.

ZBA 011-019

Applicant
Ward 13

1100 Kilburn Avenue

Sam Villarreal

Special Use Permit to allow off-premise business free-standing signs in an I-2, General Industrial Zoning District

The subject property is located on the north side of Fairview and West of Kilburn Avenue. The applicant, Sam Villarreal, representing U.S. Lubricants was present. The applicant is seeking permission to place a sign adjacent to the subject property. The proposed lot with the sign is currently vacant. He is seeking approval of the application.

Alicia Neubauer asked if the applicant could obtain written permission from the property owner as required in staff conditions. Mr. Villarreal stated, that he already provided a written agreement between the two property owners to City staff. He is willing to resubmit it if the board would like him to do so.

Kim Johnsen asked if the applicant is agreeable to condition one (1). Mr. Villarreal stated that he was unsure what staff meant in condition one. He stated the sign was installed by the previous owners of the company. Ms. Johnsen asked if the sign was installed recently. Mr. Villarreal explained the sign was installed (2) two years ago without permits. The sign face had been changed in October of 2018. Ms. Johnsen asked if the applicant will be in agreement to change the sign to have a solid sign base. Ms. Neubauer asked staff if the property could be grandfathered in concerning the sign ordinance. Scott Capovilla explained that the sign was put up last fall and was cited. However, the notice of citation was sent to the property owner and took a few months to get to the owner of the business. With the new sign face, it was apparent that there was a new business there and that the owner would have to obtain a permit and bring the sign into compliance. Ms. Neubauer asked Mr. Villarreal if he understands that the sign would have to be brought into compliance. Mr. Villarreal said he can bring the sign into compliance with a solid sign base.

Staff Recommendation is for Approval with two (2) conditions. No Objectors or Interested parties were present.

A **MOTION** was made by Kim Johnsen to **APPROVE** a Special Use Permit for off-premise business free-standing sign in an I-2, General Industrial Zoning District. The Motion was **SECONDED** by Craig Sockwell and **CARRIED** by a vote of 6-0.

Approval is subject to the following conditions:

1. Submittal of a sign permit with a sign elevation including a solid base for staff's review and approval.
2. Submittal of an agreement between property owners for the sign free-standing sign including the maintenance to the free-standing sign and termination of business for removal.

ZBA 011-19
FINDINGS OF FACT FOR APPROVAL OF A SPECIAL USE PERMIT TO ALLOW OFF-PREMISE
BUSINESS FREE-STANDING SIGN
IN AN I-2, LIMITED COMMERCIAL ZONING DISTRICT
LOCATED AT 1100 KILBURN AVENUE

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. The property is across the street from an elementary school.
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 I-2 District.
4. Adequate utilities, access roads, drainage and/or necessary facilities have been provided.
5. Adequate measures have been 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 I-2 District in which it is located.

ZBA 0012-019

Applicant
Ward 04

4627 Spring Brook Road and 4635 Birch Avenue

Jerry Heinzeroth / Laurent House Foundation, Inc.
A Zoning Map Amendment from County R-1 to City R-1, Single-family Zoning District, and a **Special Use Permit** for a non-profit office, parking lot, and visitor drop-off

The subject property consists of two (2) taxing parcels that are 35,167 square feet in size when combined. The property is located on the south side of Spring Brook Road and 990 feet northeast of the Spring Creek Road and Spring Brook Road intersection. The property is surrounded by residential uses.

The Applicant, Jerry Heinzeroth, the founder and president of the Laurent House Foundation Incorporated, was present. Mr. Heinzeroth stated that Rockford has the privilege of having a one of a kind home, made by Frank Lloyd Wright. Wright chose the house for the location in the neighborhood and for the neighborhood to grow around it. Mr. Heinzeroth stated, "the house cannot be moved, therefore must be accessible for visitors". He further explained that annexing into the City of Rockford will allow access to water for expanded amenities, access to emergency services, and allow the restoration of the residence. The proposed parking lot would allow tour buses to safely load and unload visitors. He also stated that he held a neighborhood meeting that addressed any questions or concerns about the property and proposed plans. There have been agreements reached on many of the neighbors' concerns and he has involved them as the development proceeds. Mr. Heinzeroth explained

that the plan submitted to the board is made with careful consideration and is made to make the property as inconspicuous as possible.

Alicia Neubauer asked if the applicant will be renovating the existing property and if the parking lot will go around the property. Mr. Heinzeroth explained that the property will be restored to the exact condition it is now. The parking lot would be adjacent to the existing property.

Kim Johnsen asked about the typical hours of operation for the museum and the average number of tourists. Mr. Heinzeroth explained that the tour buses, which can be up to fifty (50) people at a time, have been successful. However, the loading and unloading of the tourists are not safe. The touring of the property is limited due to the size of the house. This allows each tour to be around twelve (12) to fifteen (15) people max. The museum is open every other weekend a month, besides some special events. The proposed parking lot will allow convenience and safety to visitors.

Staff recommends Approval with ten (10) conditions. Objectors and Interested parties were present.

Thomas Harker, a neighbor of the Laurent House, spoke in opposition of the application. Mr. Harker has lived in the neighborhood for twenty – nine (29) years and knows most of the neighbors. He explained that he would like to keep the neighborhood as it is. He believes a campus type environment at the Laurent House will be brought to the neighborhood. He explained that the applicant, Jerry Heinzeroth, has refused to work with neighbors of the Laurent House and is not open to ideas of change. Mr. Harker stated that the proposed plan would take out wildlife and trees. He came up with three (3) possible parking options for the Laurent House. The first option being, to have tourists park at the United Church of Christ on Spring Creek. The second option of having parking at Rock Valley College and offer a shuttle. The third option is to rent parking spaces from neighbors in driveways. All three (3) of these options will restrict the crossing of traffic on Spring Brook Road.

Regina Wright spoke in opposition to the application. She and her husband live on Ridge Ave. She explained that she feels like she has been lied to about being involved with the development of the application. The plan has not been clear and from the start of the Laurent House it has been an issue with buses coming in and out of the property. Also, parking in the residential neighborhoods for a fundraiser or other events that are being held at the Laurent House. Another issue Ms. Wright stated is that the visitor center will be across the road. The traffic is fast on Spring Brook and a safety issue may arise with visitors trying to cross the street to get to the Laurent House. She further stated the wildlife and neighborhood around the Laurent House would be affected with the installation of a parking lot and visitor center.

Roberta Holtzworth spoke in support of the application. She stated that the most successful communities will serve both residents and visitors. The application will only offer a high-quality experience for all visitors and will improve the visitor experience. With the proposal of a parking lot, it will allow easier access to the home and will help many disabled people, which the house was originally built for.

Sam Wallden, spoke in opposition to the application. He stated that other Frank Lloyd Wright homes need transportation to get to the property. The development of a visitor center and parking lot would alter the fabric of the neighborhood and the esthetics. Mr. Wallden asked, if this would be approved, he would like at least a traffic study on the property for access to the neighborhood.

John Chadwick spoke in opposition to the application. He stated that he was an advocate of the Laurent House when it was first acquired. He now feels like he misguided the neighbors about the impact it will have on the neighborhood. Mr. Chadwick asked if the proposed parking lot was too large for the property and neighborhood. Mr. Chadwick was told the parking would not be too large. He believes that creating a visitor center, large sign, and a parking lot seems counteractive of what Frank Lloyd Wright would want. He wants to support the application but does not believe this is being done in the right way.

Tim Sio spoke in opposition to the application. Mr. Sio stated, the Laurent House is a "gem" of Rockford. However, it should not overrule the needs of the neighbors. He explained in the past, there have been thousands of people who have toured the property without a parking lot or visitor center. There would be no value in commercializing the property. He further explained that the property might lose some of its lust if it became commercialized. Mr. Sio believes the addition of a parking lot would greatly reduce the value of the experience. He also stated, that there has been no compromise between the neighbors and the Laurent House.

Tyler Slack spoke in opposition to the application. Mr. Slack asked a few questions to the board in hopes that Mr. Heinzeroth would answer them. He asked, how many trees will be cut down for the development. If the property would be annexed into the City of Rockford. Mr. Capovilla responded, as part of the contract with the City, the property would be annexed into the City of Rockford. Mr. Slack asked if there has been any consideration to the drainage of the property, and if there has been consideration of how the parking lot will change the esthetic of the neighborhood. Also, he further asked whether a smaller parking lot has been considered and if the parking lot lights would be on a timer.

The Applicant, Jerry Heinzeroth, responded to the objectors and interested parties comments and questions. Mr. Heinzeroth stated at one time, the proposed parking lot was at thirty –three (33) spaces. He believes a parking lot of twenty-three (23) spaces is the minimum considering tourist and volunteer parking. Mr. Heinzeroth explained that the board of the Laurent House tried to make as many people aware of the neighborhood meetings as possible. He stated there have been over two thousand (2000) visitors to the Laurent House and popularity continues to increase. He believes that getting a parking lot for the property would eliminate many of the neighbor's questions and concerns about parking in the residential neighborhoods. Mr. Heinzeroth addressed the question about the cutting down of trees. He stated most of the trees being cut down are already dead. This would allow other trees to expand their growth pattern and become healthier. A few additional trees will be cut down. Mr. Heinzeroth is wanting to have people come to the Laurent House, then seeing what else Rockford has to offer.

During the board discussion, Kim Johnsen stated that she received some support letters but now also heard a lot of opposition to the application. She would like to see the application laid over to give the applicant and neighbors a chance to come up with a compromise. Alicia Neubauer stated that a layover would not resolve the situation. Dan Roszkowski explained that it sounds like the Laurent House and neighbors have been trying to come to a compromise for years. Ms. Neubauer stated it may not be safe for parking on the street, therefore making a parking lot warranted for safety reasons. The parking lot would be screened for view with proposed landscaping. Scott Capovilla addressed a concern about the parking lot with lights being on 24/7. Mr. Capovilla stated, the City of Rockford prohibits lights to be on at night. The lights would be turned off at 10:00 PM till 6:00 AM and this is addressed in the annexation agreement. Ms. Neubauer also asked about the requirement of a tree study or tree preservation plan. Mr. Capovilla responded that it is a requirement of the agreement as well. Craig Sockwell stated that he is inclined to have this application laid over and have a compromise between neighbors and renting parking spaces. Mr. Capovilla explained, if a compromise would be made with parking in rented spaces in a residential neighborhood, it would be classified as non-accessory parking and a Special Use Permit for the property would have to be obtained.

A **MOTION** was made by Jennifer Smith to **APPROVE** A Zoning Map Amendment from County R-1 to City R-1, Single-family Zoning District, and a Special Use Permit for a non-profit office, parking lot, and visitor drop-off. The motion was **SECONDED** by Alicia Neubauer and **CARRIED** by a vote of 5-1, with Craig Sockwell voting Nay.

Approval is subject to the following conditions.

1. Meet all applicable Building and Fire Codes.

2. Submittal of a Building Permit for Staff review and approval establishing the non-profit office, parking lot, and visitor drop-off.
3. That the property be developed as per site and landscaping plans, Exhibit E and F.
4. That a Winnebago County Real Estate Combination Request Form be submitted to Staff for review and approval to create one lot.
5. Submittal of a Dumpster Enclosure Permit with a dumpster detail and rendering for Staff's review and approval if a dumpster is to be provided.
6. Must submit fence elevations and Fence Permit for Staff review and approval.
7. Submittal of a photometric plan with fixture details and fixture specifications for Staff's review and approval.
8. Must obtain separate permits for signage and any sign must be constructed in accordance with plans approved by Staff.
9. Site to be developed and operated in accordance with the Annexation Agreement.
10. All conditions must be met prior to establishment of use.

ZBA 012-019
FINDINGS OF FACT FOR APPROVAL OF A ZONING MAP AMENDMENT
FROM COUNTY R-1 TO CITY R-1, SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT
LOCATED AT 4627 SPRING BROOK ROAD AND 4635 BIRCH AVENUE

Approval of this Zoning Map Amendment is based upon the following findings:

- 1). The proposed Zoning Map change is consistent with Article II, Intent and Purpose, of the Rockford Zoning Ordinance for the following reasons:
 - a. This proposal promotes the health, safety, comfort, convenience, morals and general welfare for the citizens of Rockford because it is consistent with the comprehensive plan and surrounding uses;
 - b. This proposal protects the character, scale and stability of the adjacent residential and commercial because the proposed development will meet all development requirements of this site; and
 - c. The proposed map amendment would allow for a reasonable development to take place consistent with the surrounding neighborhood.
- 2). The proposed Zoning Map Amendment is consistent with the approved general plan, the Year 2020 Plan, for the area. The 2020 Plan designates this property as RL- Light Residential.

ZBA 012-019
FINDINGS OF FACT FOR APPROVAL OF A SPECIAL USE PERMIT
FOR A NON-PROFIT OFFICE, PARKING LOT, AND VISITOR DROP-OFF
IN AN R-1, SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT
LOCATED AT 4627 SPRING BROOK ROAD AND 4635 BIRCH AVENUE

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 R-1 District in which it is located.

ZBA 013-019

Applicant
Ward 01

5471 Rickswood Lane

Jane Reuber

Special Use Permit for a Planned Unit Development consisting of two (2) single-family residences on one lot in an R-1, Single-family Residential Zoning District

The subject property is located 613 feet east of the Honeysuckle Drive and Rickswood Lane intersection. The property is also surrounded by residential uses and consists of two (2) single-family residences since 1969 when a Caretaker’s House was lawfully established.

The applicant, Jane Reuber, purchased the house in 2018. She planned to remodel the cottage and while filling out the permit application, she learned the property was not in compliance. Ms. Reuber would like to continue the tradition of having the house as a caretaker house. She is heavily involved in taking care of her five (5) year old grandson. This would allow her easier access and ability to care for her grandson. Ms. Reuber plans to take down the dead ash trees and is able to eliminate soil erosion. On the application, she plans on putting in a new garage with an asphalt driveway. She agrees to any staff conditions on the recommendation. She also reached out to neighbors who had concerns. She was able to explain the application and her plans.

Staff Recommendation is for Approval with seven (7) conditions. Objectors or Interested parties were present.

Michael LaLoggia spoke in support of the application. He stated that zoning staff explained to him, if someone was living at the residence continually, there would have not been an issue. He explained, that Ms. Reuber would only have minor modifications on the interior of the house and a garage would be placed in the back.

During the board discussion, Alicia Neubauer addressed an issue about having a lot of paving on the property. Scott Capovilla explained that the proposed paving is in compliance with the City of Rockford impervious area requirements.

A **MOTION** was made by Alicia Neubauer to **APPROVE** a Special Use Permit for a Planned Unit Development consisting of two (2) single-family residences on one lot in an R-1, Single-family Residential Zoning District The Motion was **SECONDED** by Jennifer Smith and **CARRIED** by a vote of 6-0.

Approval is subject to the following conditions:

1. Meet all Building and Fire Codes.
2. Submittal of Building Permits for Staff’s review and approval.

3. Submittal of a revised site plan that includes the surface material to be used for the driveway addition for Staff review and approval.
4. That the property be developed as per the revised site plan approved by Staff.
5. Submittal of building elevations for Staff review and approval.
6. Must develop attached garage addition in accordance with elevations approved by Staff.
7. All conditions must be met prior to establishment of use.

ZBA 013-19
FINDINGS OF FACT FOR APPROVAL OF A SPECIAL USE PERMIT FOR A
PLANNED UNIT DEVELOPMENT CONSISTING OF
TWO (2) SINGLE-FAMILY RESIDENCES ON ONE LOT
IN AN R-1, SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT
LOCATED AT 5471 RICKSWOOD LANE

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 R-1 District in which it is located.

***** Please note, the following ZBA 014-019, ZBA 015-019, ZBA 016-019, ZBA 017-019, ZBA 018-019, ZBA 019-019, and ZBA 020-019 were presented as a large group.*****

ZBA 014-19	<u>114 North First Street</u>
Applicant	Scott Capovilla / City of Rockford
Ward 03	Special Use Permit for a mural on a building in a C-4, Urban Mixed Use Zoning District.

ZBA 015-19	<u>316 West State Street</u>
Applicant	Scott Capovilla / City of Rockford
Ward 13	Special Use Permit for a mural on a building in a C-4, Urban Mixed Use Zoning District.

ZBA 016-19	<u>299 North Madison Street</u>
Applicant	Scott Capovilla / City of Rockford
Ward 03	Special Use Permit for a mural on the bridge supports in a C-4, Urban Mixed Use Zoning District.

ZBA 017-19

Applicant
Ward 03

508 East State Street

Scott Capovilla / City of Rockford

Special Use Permit for a mural on a building in a C-4, Urban Mixed Use Zoning District.

ZBA 018-19

Applicant
Ward 03

416 East State Street

Scott Capovilla / City of Rockford

Special Use Permit for a mural on a building in a C-4, Urban Mixed Use Zoning District.

ZBA 019-19

Applicant
Ward 03

211 East State Street

Scott Capovilla / City of Rockford

Special Use Permit for a mural on a building in a C-4, Urban Mixed Use Zoning District.

ZBA 020-19

Applicant
Ward 03

422 East State Street

Scott Capovilla / City of Rockford

Special Use Permit for a mural on a building in a C-4, Urban Mixed Use Zoning District.

The Applicant, Scott Capovilla, stated the City of Rockford has been working with the Convention & Visitor’s Bureau on this project. He asked Kristen Paul and Tana Vettore to speak on specifics of the project. Ms. Vettore stated they currently have a plan to have seven (7) murals completed within seven (7) days in downtown Rockford. There will two (2) local artists working on this project along with five (5) other artists coming to Rockford to work on the project. They plan on establishing a festival and event for the community to attract people to the murals. Ms. Paul explained the proposed murals and who will be doing the artwork. Each mural will be unique to either the artist or Rockford.

Kim Johnsen asked if there were any plans to have murals on the west side of the river. Ms. Paul responded that their intentions are to move west in downtown Rockford. Scott Capovilla further stated that the west side of the river has some issues with structure type and historic preservation that it is hard to have murals on buildings.

Ms. Johnsen asked how long the process will take concerning the painting of the murals. Ms. Paul explained that the process will last longer than the festival. However, during the festival, the main parts of the murals will be completed and give the community an opportunity to participate in the murals.

Staff Recommendation is for Approval with four (4) conditions, for each mural application. No Objectors or Interested parties were present.

A **MOTION** was made by Jennifer Smith to **APPROVE** a Special Use Permit for a mural in in a C-4, Urban Mixed-Use Zoning District. The Motion was **SECONDED** by Kim Johnsen and **CARRIED** by a vote of 6-0.

Approval is subject to the following conditions:

1. Submittal of mural elevation and placement of mural on building for staff’s review and approval prior to installation.
2. A sign permit shall be required including an illustration of the proposed artwork shall be submitted with the permit application.
3. The mural panels may not consist of a vinyl banner material within a frame.
4. The mural must be maintained to meet code.

ZBA 014-019
FINDINGS OF FACT FOR APPROVAL OF A
SPECIAL USE PERMIT FOR A MURAL ON A BUILDING
IN A C-4, URBAN MIXED-USE ZONING DISTRICT
LOCATED AT 114 NORTH 1ST 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-4 District in which it is located.

ZBA 015-019
FINDINGS OF FACT FOR APPROVAL OF A
SPECIAL USE PERMIT FOR A MURAL ON A BUILDING
IN A C-4, URBAN MIXED-USE ZONING DISTRICT
LOCATED AT 316 WEST 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-4 District in which it is located.

ZBA 016-019
FINDINGS OF FACT FOR APPROVAL OF A SPECIAL USE PERMIT
FOR A MURAL ON THE BRIDGE SUPPORTS
IN A C-4, URBAN MIXED-USE ZONING DISTRICT
LOCATED AT 299 NORTH MADISON 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-4 District in which it is located.

ZBA 017-019
FINDINGS OF FACT FOR APPROVAL OF A
SPECIAL USE PERMIT FOR A MURAL ON A BUILDING
IN A C-4, URBAN MIXED-USE ZONING DISTRICT
LOCATED AT 508 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-4 District in which it is located.

ZBA 018-019
FINDINGS OF FACT FOR APPROVAL OF A
SPECIAL USE PERMIT FOR A MURAL ON A BUILDING
IN A C-4, URBAN MIXED-USE ZONING DISTRICT
LOCATED AT 416 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-4 District in which it is located.

ZBA 019-019
FINDINGS OF FACT FOR APPROVAL OF A
SPECIAL USE PERMIT FOR A MURAL ON A BUILDING
IN A C-4, URBAN MIXED-USE ZONING DISTRICT
LOCATED AT 211 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-4 District in which it is located.

ZBA 020-019
FINDINGS OF FACT FOR APPROVAL OF A
SPECIAL USE PERMIT FOR A MURAL ON A BUILDING
IN A C-4, URBAN MIXED-USE ZONING DISTRICT
LOCATED AT 422 EAST STATE STREET

Approval of this Special Use Permit is based upon the following findings:

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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-4 District in which it is located.

With no further business to come before the Board, the meeting was adjourned at 7:37 PM.

Respectfully submitted,
Samuel Bellone, Administrative Assistant
Zoning Board of Appeals