



Zoning Board of Appeals Agenda
Tuesday, September 24, 2019
5:30 P.M. – City Council Chambers, 2nd floor, City Hall
425 East State Street
Rockford, IL 61104
779-348-7163

ZBA 043-19

Applicant
Ward 04

8055 Spring Brook Road

Landform Development Partners, LLC for Stillman Bank
Zoning Map Amendment from County AG, County Agricultural to City C-2, Limited Commercial Zoning District.

ZBA 044-19

Applicant
Ward 01

7801 East State Street

Attorney Ian Linnabary for (815) Beltway Holdings, LLC

Special Use Permit to increase the maximum allowable square footage for four (4) electronic message display signs from 36 square feet to 696 square feet for three (3) electronic message display wall signs and 1,276 square feet for one (1) electronic message display free-standing sign and;

- a) **Variation** to increase the maximum allowable number of free-standing signs from two (2) signs to five signs (5);
- b) **Variation** to increase the maximum allowable number of wall signs from two (2) wall signs to five (5) wall signs;
- c) **Variation** to increase the maximum allowed square footage of five wall signs from 240 square feet to 250 square feet for each wall sign;
- d) **Variation** to increase the maximum allowed height of a free-standing sign from eight (8) feet to 100 feet;
- e) **Variation** to increase the maximum square footage allowed for a free-standing sign from 64 square feet to 2,100 square feet;
- f) **Variation** to allow a rotating free-standing sign;
- g) **Variation** to increase the maximum allowed height of a free-standing pylon sign from eight (8) feet to 110 feet;
- h) **Variation** to increase the maximum square footage allowed for a free-standing sign from 64 square feet to 3,821 square feet;
- i) **Variation** to increase the maximum allowed height of a free-standing sign from eight (8) feet to 60 feet;
- j) **Variation** to increase the maximum square footage allowed for a free-standing sign from 64 square feet to 600 square feet;
- k) **Variation** to increase the maximum allowed height for two (2) freestanding landmark sign from eight (8) feet to nine (9) feet;
- l) **Variation** to increase the maximum square footage allowed for two (2) free-standing landmark sign from 64 square feet to 74 square feet;
- m) **Variation** to decrease the required perimeter landscaping strip from 20 feet to ten (10) feet along Lyford Road;
- n) **Variation** to allow deviations to the landscaping plan as per the submitted site plan in a C-3, General Commercial Zoning District.

ZBA MEETING FORMAT & PROCESS

The format of the Zoning Board of Appeals (ZBA) 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.

The ZBA meeting is not a final vote on any item. However, it is the only time in which the public may participate. After the ZBA meeting, the item moves on to the Codes & Regulations Committee. Although the public is invited to attend the meeting, public input is not allowed at the committee meeting. The date of the Codes & Regulations meeting will be **Monday, September 30, 2019 at 5:30 PM** in City Council Chambers (2nd floor of City Hall) as the second vote on these items. The third and final meeting in this process is the City Council. That vote is tentatively scheduled on **Monday, October 7, 2019**. If for any reason the item is laid over at the committee level or on the city council floor, the item is automatically laid over for two (2) weeks. The dates are then subject to change. Please note that City Council meeting are the 1st and 3rd Mondays of the month and Committee meetings are held on the 2nd and 4th Mondays of the month. If you are unsure of when the next meeting will take place, please contact the zoning office at 779-348-7163.