THE CITY OF ROCKFORD ILLINOIS, USA

PLANNING & ZONING REPORT

Zoning Board of Appeals Meeting of May 17, 2022

File # 021-22

APPLICANT: City of Rockford and Rockford Area Convention & Visitors Bureau

LOCATION: 1111 North Avon Street

REQUESTED ACTION: A Special Use Permit for a Mural on a building in a C-2, Limited Commercial Zoning District.

EXISTING USE: Vacant commercial building

PROPOSED USES: Vacant commercial building with mural

DIMENSIONS: See Exhibit D. **SQUARE FOOTAGE:** 51,791.57 sq. ft.

ADJACENT ZONING AND LAND USES:

NORTH:	C-2	Little Nick's BBQ, Bates Barber Shop
EAST:	C-3, I-1	Mel Anderson Bike Path, Lincoln Rental
SOUTH:	R-1	Single-family residences
WEST:	C-2	Office building, Hallam Terrace

YEAR 2020 PLAN: CO Commercial Office

SOILS REPORT: No soils report on file.

HISTORY: **There is no relevant history in the immediate area.**

REVIEW COMMENTS: The Applicant is requesting a Special Use Permit for a Mural on a building in a C-2, Limited Commercial Zoning District. Exhibit A shows that the subject property is located on the east side of North Avon Street. The subject property is mostly surrounded by industrial and commercial uses (Exhibit B & C).

The Applicant, in conjunction with the Rockford Area Convention & Visitor's Bureau, is proposing a Special Use Permit to allow murals. Within Section 51-010 of the Zoning Ordinance it states, "murals are allowed in the C-2 District by means of a Special Use Permit provided that positive findings of fact are made by City Council."

Exhibit D shows that the proposed location will be on the east side of the building. The building wall is exposed on the north side and visible from North Avon Street.

Rockford Area Convention & Visitors Bureau, (RACVB) announced in April 2022 that CRE8IV would be returning this year. CRE8IV is a community-building, arts-infused event launched in 2019 as part of

RACVB's place making and public art efforts designed to enhance the region for residents and visitors. In its first year, CRE8IV artists painted nine murals in downtown Rockford. Last year, RACVB fundraised and had community support to do eight murals in Rockford and have created 24 murals throughout the Rockford region via CRE8IV since its inception. The locations that have been selected are based on visibility, location and overall pedestrian traffic. At this time, staff does not have a proposed mural elevation. Once the mural elevation is created, it must be submitted to Staff to be reviewed and approved prior to installation.

Staff supports the idea of attracting and encouraging the community in promoting murals. Murals are a growing trend and have a positive effect to the community, allowing art apprentices the opportunity to increase their knowledge and experience installing murals and organizing projects along with gaining technical abilities. Additionally, this proposal is bringing awareness of the talented artists in this community and throughout the country.

Exhibit E is the service calls in the last two (2) years. There was a total of three (3) calls. The reported offenses range from illegal dumping to 911 cellular hang up.

Staff feels that this mural will enhance the surrounding area and feels the Applicant's proposed request is reasonable and recommends approval.

RECOMMENDATION: Staff recommends **APPROVAL** of a Special Use Permit for a Mural on a building in a C-2, Limited Commercial Zoning District, 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 art work 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.

See attached findings of fact.

SC: BM 05/06/2022

FINDINGS OF FACT FOR APPROVAL OF A SPECIAL USE PERMIT FOR A MURAL ON A BUILDING IN AN C-2, LIMITED COMMERCIAL ZONING DISTRICT LOCATED AT 1111 NORTH AVON 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.

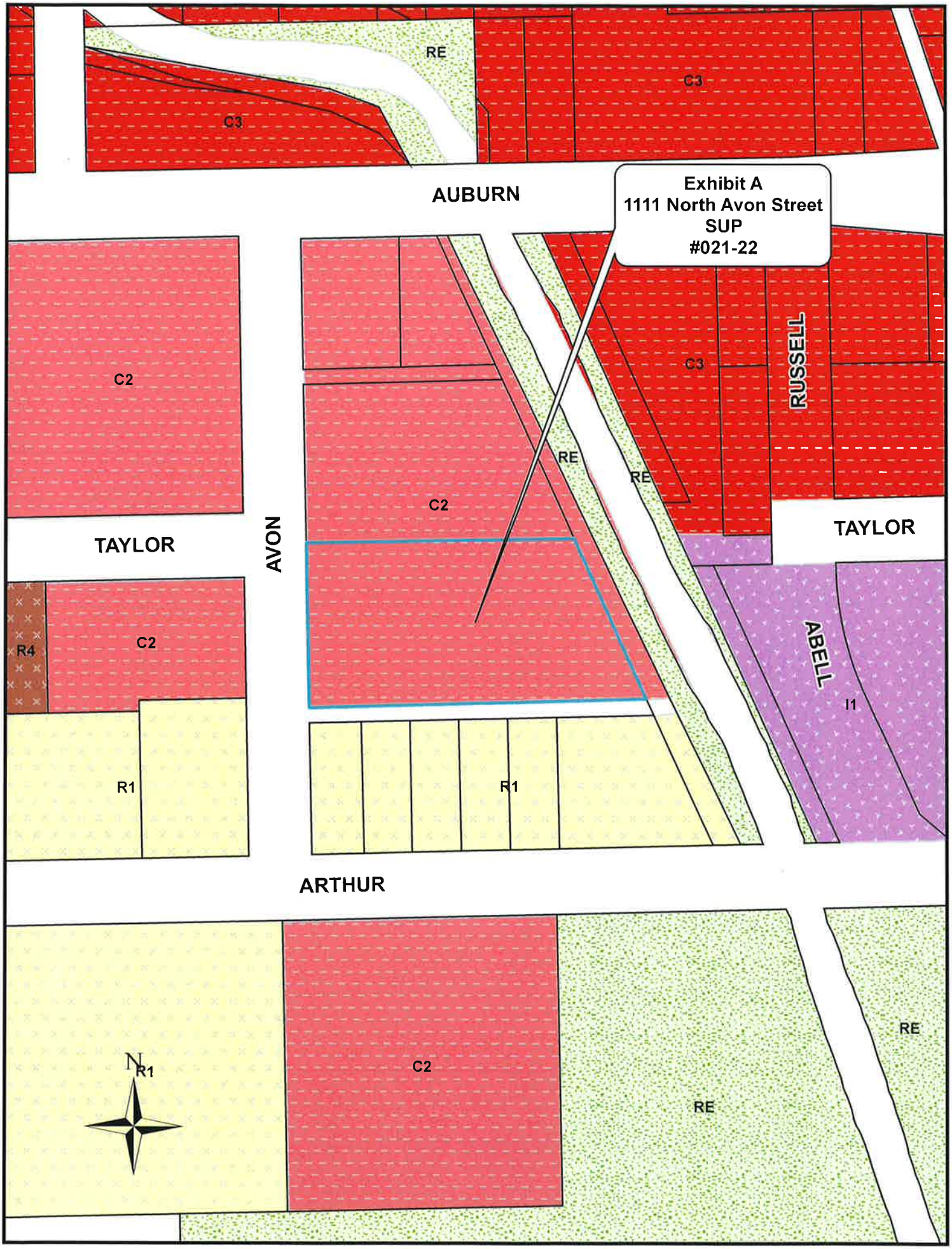
Exhibit A
1111 North Avon Street
SUP
#021-22
AUBURN
TAYLOR
AVON
ARTHUR
RUSSELL
ABELL
TAYLOR
C3
RE
C2
R4
R1
I1
N

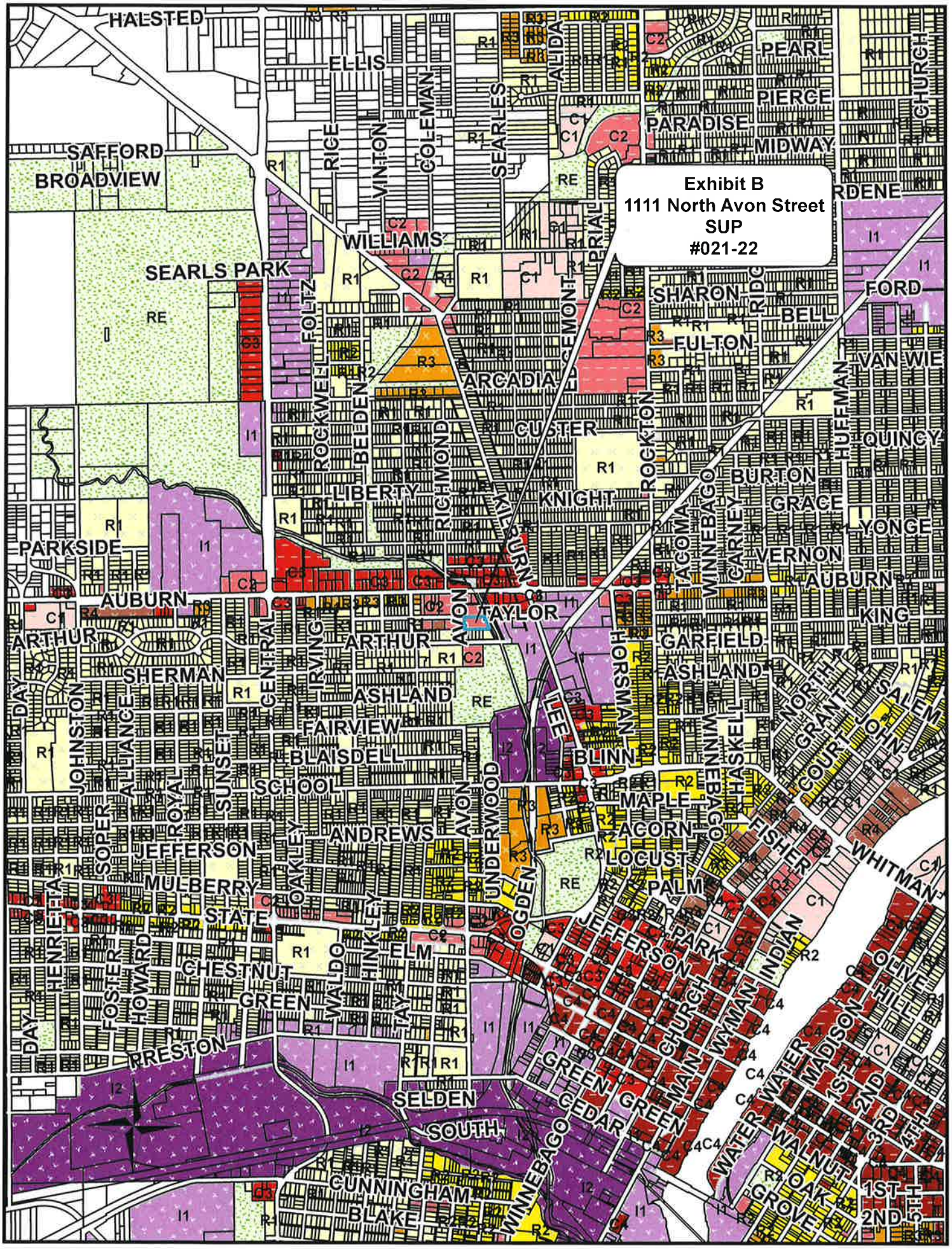
Exhibit B
1111 North Avon Street
SUP
#021-22
HALSTED
ELLIS
SAFFORD
BROADVIEW
SEARLS PARK
WILLIAMS
ARCADIA
CUSTER
KNIGHT
LIBERTY
PARKSIDE
AUBURN
ARTHUR
SHERMAN
TAYLOR
ASHLAND
FAIRVIEW
BLAISDELL
SCHOOL
ANDREWS
JEFFERSON
MULBERRY
STATE
CHESTNUT
GREEN
PRESTON
SELDEN
SOUTH
CUNNINGHAM
BLAKE
PEARL
PIERCE
PARADISE
MIDWAY
SHARON
FULTON
BELL
FORD
VAN WIE
QUINCY
BURTON
GRACE
YONGE
VERNON
AUBURN
KING
GARFIELD
ASHLAND
BLINN
MAPLE
ACORN
LOCUST
PALM
PARK
JEFFERSON
CHURCH
WHITMAN
OLIVE
HILL
MADISON
WATER
WALNUT
OAK
GROVE
1ST
2ND
3RD
4TH
5TH
RICE
VINTON
COLEMAN
SEARLES
ALIDA
PRIAL
EDGEMONT
FOLTZ
ROCKWELL
BELDEN
RICHMOND
KILBURN
ROCKTON
TACOMA
WINNEBAGO
CARNEY
HUFFMAN
AVON
CENTRAL
IRVING
HORSMAN
LEE
NORTH
GRANT
COURT
SALEM
JOHN
HASKELL
FISHER
INDIAN
WYMAN
MAIN
CEDAR
UNDERWOOD
OGDEN
OAKLEY
WALDO
HINKLEY
TAY
ELM
SUNSET
ROYAL
ALLIANCE
JOHNSTON
SOPER
HENRIETTA
FOSTER
HOWARD
DAY
RE
R1
R2
R3
R4
C1
C2
C3
C4
I1
I2

Exhibit C
1111 North Avon Street
SUP
#021-22
AUBURN
RUSSELL
TAYLOR
AVON
TAYLOR
ABELL
ARTHUR
N

Exhibit D
1111 North Avon Street
SUP
#021-22

1111 N. Avon Street
North facing

Wall: 1111 N. Avon St. (North facing)
Project to be completed in a future year

Please note that calls are subject to change as Calls for Service are submitted. Offenses represent the initial call: not the verified offense.

City of Rockford Police Department
Calls for Service For
5/3/2020 to 8/18/2020

CFS Number	CFSDate	Time	Reported Offense (Non-Verified)	Location
20-079555	07/21/2020	8:37	7301 Illegal Dumping	1111 N AVON ST
1				

Please note that the Call for Service is specified for a property. Location is not specific to any person, place, or event. Call for service location is tied to the location to where the call was received.

Data obtained from NetRMS.
Produced: 5/4/202211:31:06AM

Exhibit E
1111 North Avon Street
SUP
#021-22

Call Number	Event Date	Location	Situation Reported	Call Disposition	Agency
21-266145	2021-12-11T09:49:00	1111 N Avon St	DISORDERLY	NRPT - NO REPORT / NRPT - NO REPORT	Rockford Police Department
21-236116	2021-10-30T14:43:23	1111 N Avon St	BURGLARY CHECKED	RPT - REPORT	Rockford Police Department
20-068216	2020-11-09T15:41:58	1111 N Avon St	911 CELLULAR HANG UP	911 CLOSE W/O SEND TO PENDING	Rockford Police Department