

COMMITTEE REPORT

TO THE CITY COUNCIL OF THE CITY OF ROCKFORD:

The Committee on Code and Regulation, to whom was referred a Variation to modify a 4.16' x 5.92' reader board to allow for a 4' x 6' electronic graphic display sign on an existing legal non-conforming free-standing sign in a C-3, General Commercial Zoning District for the property described as:

**A/K/A: 1601 Sandy Hollow Road
PIN: 11-27-380-017**

hereby recommends that the actions of the Zoning Board of Appeals be **Sustained**, thereby recommending that City Council **APPROVE** a Variation to modify a 4.16' x 5.92' reader board to allow for a 4' x 6' electronic graphic display sign on an existing legal non-conforming free-standing sign in a C-3, General Commercial Zoning District at 1601 Sandy Hollow Road.

Approval is based on the attached Findings of Fact.

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

Committee Action Taken:

Bonne: Ayes:___ Nays:___ Absent:___
Bell: Ayes:___ Nays:___ Absent:___
Torina: Ayes:___ Nays:___ Absent:___
Wilkins: Ayes:___ Nays:___ Absent:___
Prunty: Ayes:___ Nays:___ Absent:___

Mark Bonne, Chairman

Tamir Bell, Vice Chairman

Gabrielle Torina

Janessa Wilkins

Aprel Prunty

Meeting of January 21, 2026
ZBA 049-25

**FINDINGS OF FACT FOR APPROVAL OF A VARIATION TO
TO MODIFY A 4.16' X 5.92' READER BOARD TO ALLOW FOR
A 4' X 6' ELECTRONIC GRAPHIC DISPLAY SIGN ON AN
EXISTING LEGAL NON-CONFORMING FREE-STANDING SIGN
IN A C-3, GENERAL COMMERCIAL ZONING DISTRICT
LOCATED AT 1601 SANDY HOLLOW ROAD**

Approval of this Variation is based upon the following findings:

1. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.
2. The conditions upon which a petition for this Variation are based are unique to the property for which the Variation is sought and are not applicable, generally, to other property within the same zoning classification.
3. The purpose of this Variation is not based exclusively upon a desire to increase the value or income potential of the property.
4. The alleged difficulty or hardship is caused by this Ordinance and has not been created by any persons presently having an interest in the property or by any predecessor in title.
5. The granting of this Variation will not be detrimental to the public welfare, or injurious to other property or improvements in the neighborhood in which the property is located.
6. The proposed Variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair the property values within the neighborhood.
7. The proposed Variation does comply with the spirit and intent of restrictions imposed by this Ordinance.