



# CITY OF LOVES PARK

Department of Community Development

100 HEART BOULEVARD  
LOVES PARK, ILLINOIS 61111  
815- 654-5033 • Fax: 815-654-5004

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Planning • Zoning • Building • Economic Development

**AGENDA**  
**LOVES PARK ZONING BOARD OF APPEALS**  
**July 19, 2018**  
**CITY COUNCIL CHAMBERS**  
**5:30 P.M.**  
**100 HEART BOULEVARD**

1. Roll call and declaration of a quorum
2. Reading and approval of the minutes from the **June 21, 2018** meeting
3. Report from the Zoning Office - None
4. Unfinished business –
5. New business –
  - A. 7155 WINDSOR LAKE PARKWAY (PARCELS 08-32-353-017 & 08-32-352-010):** A Special Use Permit to allow banquets in the CR (Commercial Retail) Zoning District.
  - B. 7900 E. RIVERSIDE BOULEVARD:** A Special Use Permit to allow a gas station in the CR (Commercial Retail) Zoning District.
6. Public participation & comment
7. General discussion
8. Adjournment

Andrew Quintanilla  
Zoning Officer

More information on these agenda items will be posted on the City's website for public download no later than 7 days prior to the scheduled date: <http://loves-park.il.us/page/82/zoning-board-of-appeals>

**MINUTES OF THE LOVES PARK ZONING BOARD OF APPEALS  
THURSDAY, JUNE 21, 2018  
5:30 P.M.  
CITY COUNCIL CHAMBERS  
LOVES PARK CITY HALL**

1. CHAIRMAN ALISE HOWLETT CALLED THE MEETING TO ORDER AT 5:30 P.M.

MEMBERS PRESENT: VICE CHAIRMAN SHAWN NOVAK, DENNIS HENDRICKS,  
CATHY NELSON, BRIAN KERN, NICOLAS BECKER,  
LINDY TOOHILL

MEMBERS ABSENT: CHAIRMAN ALISE HOWLETT

OTHERS PRESENT: ATTORNEY PHIL NICOLOSI  
ANDREW QUINTANILLA – ZONING OFFICER  
SHEILA MILLS – SECRETARY

OTHERS ABSENT: NATE BRUCK - ECONOMIC DEVELOPMENT/PLANNING  
DIRECTOR

Vice Chairman Novak announced that the next Community Development Committee meeting is scheduled for July 4, 2018 at 5:30 p.m. but will be rescheduled for July 11, 2018.

2. MINUTES

Mr. Becker moved to approve the minutes from the meeting held May 17, 2018. Second by Mr. Hendricks. Motion carried by voice vote.

3. ZONING OFFICE REPORT

None

5. UNFINISHED BUSINESS

**A. TEXT AMENDMENT: ARTICLE III, DISTRICTS, DIVISION 2, RESIDENTIAL.**

Mr. Quintanilla indicated that currently the city does not have landscaping requirements for residential developments. The proposed landscaping requirements will not affect single-family residential developments, but will require landscaping for R2, R3, R3A, and R4 residential districts. Multi-family developments in the newer areas have little to no landscaping which only enhances the subdivisions. The text amendments will start requiring landowners, and/or developers to include landscaping in their projects. The requirements for landscaping will be based on a point system and each parcel will have points assigned to it based on the square footage of the parcel. Trees, shrubs, and bushes will be worth some value in points, and the developer/landowner will now be required to provide landscaping based on the points. The landscaping will serve several purposes such as reducing noise levels, adding privacy between lots, filtering out artificial light sources, improving air quality, and softening the aesthetic of the area created by multi-family units and buildings.

Mrs. Nelson commented that the text amendment is clear and logical and she feels it will help the esthetic value of developments.

Mrs. Toohill commented that she likes the point value system.

Mr. Quintanilla commented that a landscape plan will be required for approval of the development and ingress/egress and water /gas connections will be considered.

Mrs. Novak asked about researching other communities for similar requirements.

Mr. Quintanilla stated that city staff has looked at similar requirements in the Chicago area and they decided the point system would be easy to implement.

Mrs. Novak asked if there would be a time limit for developer to complete the landscaping requirements.

Mr. Quintanilla stated that they will require that a landscaping plan will be provided by the developer or they will not get the approval to proceed with the development. He added that he will monitor the plans as they progress to ensure completion.

Mrs. Toohill asked about No. 3. Dwarf tree varieties are not permitted. She feels that dwarf tree varieties should be considered shrubs and bushes.

Mr. Quintanilla stated that the reason for that is that some of the existing commercial property landscape plans have included dwarf trees by the roadway and they feel they should be replaced with canopy or shade trees to soften the esthetics of the property.

Mr. Becker asked if the landscaping requirement would apply to someone who buys a lot for a duplex.

Mr. Quintanilla stated that the landscaping requirements would include a duplex or condominium and the requirements would be split between the owners.

No objectors present.

Mr. Becker moved to approve a Text Amendment: Article III, Districts, Division 2, Residential of the zoning ordinance. Second by Mr. Kern.

**MOTION APPROVED 5-0**

**6. NEW BUSINESS**

**A. 6525 PARK RIDGE ROAD – VARIANCE TO ALLOW A PARKING PAD OFF OF THE EXISTING DRIVEWAY IN THE R1 ZONING DISTRICT.** Appropriate notice has been given.

Lisa Smykay, 6525 Park Ridge Road, Loves Park, IL was sworn in as Petitioner and she stated that they have a single car driveway and garage and they would like to add a 6-ft by 18-ft parking pad extension to the existing driveway for additional parking. Mrs. Smykay indicated that they have two vehicles and parking on the street is problematic. There are safety concerns using the street for parking as the property is on a curve and there is no parking in front of the homeowner's home. Sometimes vehicles exceed the 30-mph speed limit so there is a high probability of an accident if they were to park on the opposite side of the street. Mrs. Smykay added that they want to park their vehicles on their property where the risk of an accident is significantly reduced.

Mrs. Gail Vye, 305 Glendale, Road, Loves Park, IL was sworn in and stated she is the neighbor to the east and she is in favor of the Variance and feels it would not affect their property.

No objectors present.

Mrs. Nelson moved to approve a Variance to allow a parking pad off of the existing driveway in the R1 Zoning District for the property commonly known as 6525 Park Ridge Road. Second by Mrs. Toohill. The findings of the facts have been met and discussed in accordance with the zoning recommendations provided.

**MOTION APPROVED 4-0 (Mr. Hendricks abstained from voting)**

7. PUBLIC PARTICIPATION AND COMMENT

None

8. General Discussion

None

Mrs. Nelson that the meeting be adjourned. Second by Mrs. Toohill. Motion carried by voice vote. The meeting adjourned at 5:50 p.m.

Sheila Mills, Secretary





## ZONING BOARD OF APPEALS

### Community Development Department

Date: July 6, 2018

**SUBJECT:** A Special Use Permit to allow banquets in the CR (Commercial Retail) Zoning District.

<b>SYNOPSIS:</b>	The applicant would like to use a portion of the building for events, which includes receptions and banquets.
<b>LOCATION:</b>	7155 Windsor Lake Parkway Parcels: 08-32-352-010 & 08-32-353-017
<b>ZONING DISTRICT:</b>	North CR (Commercial Retail) South R3A (Four-family Residential) East IL (Light Industrial) West CR (Commercial Retail)
<b>PHYSICAL SURROUNDINGS:</b>	The area has mixed uses that include office, as well as, residential dwellings.
<b>BACKGROUND INFORMATION:</b>	<p>The applicant would like to utilize the building for banquets. The use requires a Special Use Permit.</p> <p>The building is located in a cul-de-sac on the north end of the private road that serves businesses and residents in this area. The building, prior to the 70s, was in fact used as a supper club. Over the years the property has changed, being used as an athletic club and used for office space. During the 2000s, a section of the area changed for residential development. While the area is predominantly zoned for commercial retail uses, those types of uses have not done well in this area due to location and visibility issues. It should not be problematic if the remainder of the space for this location be used for City approved office uses.</p> <p>The owner would like to hold receptions, banquets, or use the space for corporate events. The owner will be providing 4,950 square feet for this. The space is open. The facility has two bathrooms, and he will be installing a catering kitchen. No food will be prepared on-site, and the owner will be bringing the building up to code for the use. The owner is asking permission to use the space for up to 250 people. The space can accommodate this many people comfortably. Staff can see that overcrowding could be an issue with vehicles, so limiting the number of guests should be considered.</p> <p>The applicant is going to be modifying the parking lot and updating the landscaping for the property. The landscaping will consist of removing many of the dead and dying trees and cleaning up what trees may be salvageable. The owner plans to plant a staggered row of trees and plants that will fill in along the west fence line, and in front of the building and banquet areas. The landscaping in the rear of the building will consist of clearing out weed overgrowth and edging. The rear of the property has limited</p>

capacity for landscaping because of the slope of the ground, but at this point clearing out unnecessary weeds and brush should improve the aesthetic lakeside. The updates to the landscaping should aid in noise reduction, and filter out artificial light that may project onto adjacent properties.

The parking lot will be undergoing improvements. The parking will be reconfigured to accommodate more parking stalls. The required parking for the use is 99 stalls. The applicant will be providing 86 parking stalls between his two parcels. The property to the north will be providing 12 stalls, which brings the total parking being provided to 98 parking stalls. The owner has a parking arrangement with the property owner to the north already in place for the use of the 12 stalls. The 15 parking stalls to the south will have a pedestrian sidewalk in front of the stalls to give safe passage to the property to the north. The owner presently have one business using office space. Any office uses will not likely be impacted by parking, given that the majority of the business generated by the events company will take place in the evenings and on weekends. The parking requirement is satisfied.

Staff has discussed with the applicant some of the potential hazards that may arise from the establishment of the use. Staff has addressed the possibility of excess noise, drinking and fighting that may occur, and speeding. The applicant has shown concern for these issues as well. The applicant has agreed to have speed limit signs placed on the road, agreed to have security for events occurring in the evening, and also agreed to having speed bumps installed to slow down all vehicles using the private drive. Staff is agreeable to all of this. This should alleviate concerns that the residents in this area may have.

**RECOMMENDATION:** **Approval with conditions** - Special Use Permit to allow banquets or events in the CR (Commercial Retail) Zoning District.

**Conditions:**

1. The Special Use Permit expires with the change in property ownership, or the discontinuance of the event company operating at this location.
2. The Special Use Permit shall be revoked if the landscaping and parking lot improvements have not been met. The applicant shall be required to work with Staff to ensure that exterior improvements have been satisfied.
3. Events that take place in the evening, Monday through Thursday, shall not go any later than 9pm. Events that take place on Friday and Saturday, shall not go any later than 11pm. Events on Sundays shall not go any later than 6pm.
4. All events taking place from 4pm through 11pm shall require on-site security, procured by the owner, for the event and the parking area.
5. No event shall exceed 250 guests at any time.
6. All food shall be cooked off-site. Only light food preparation shall be permitted.
7. Four signs indicating a speed limit of 15 mph shall be installed. Speed bumps on the private road shall be required.
8. The Special Use Permit shall be revoked with verified complaints from adjacent property owners, businesses, or the local police department.
9. The remaining square footage of the building shall be permitted to be used for office space, as well as, for retail uses.
10. The banquet parking shall be limited to the parking being provided on the following parcels: 08-32-353-015, 08-32-353-017, and 08-32-352-010. No overflow of parking may be permitted on adjacent properties or outside of the parking stalls being provided as part of this special use.

11. The owner or tenants may not store their personal vehicles, recreational vehicles, including trailers, campers, rvs, boats, on site at this location.
12. No bands or dj music shall be played outside. Only soft ambient music shall be permitted. No music shall be played past 11pm.

(See attachments)

**ATTACHMENTS:**

**VOTE:**

APPROVAL / DENIAL / TABLED

**CONDITIONS:**

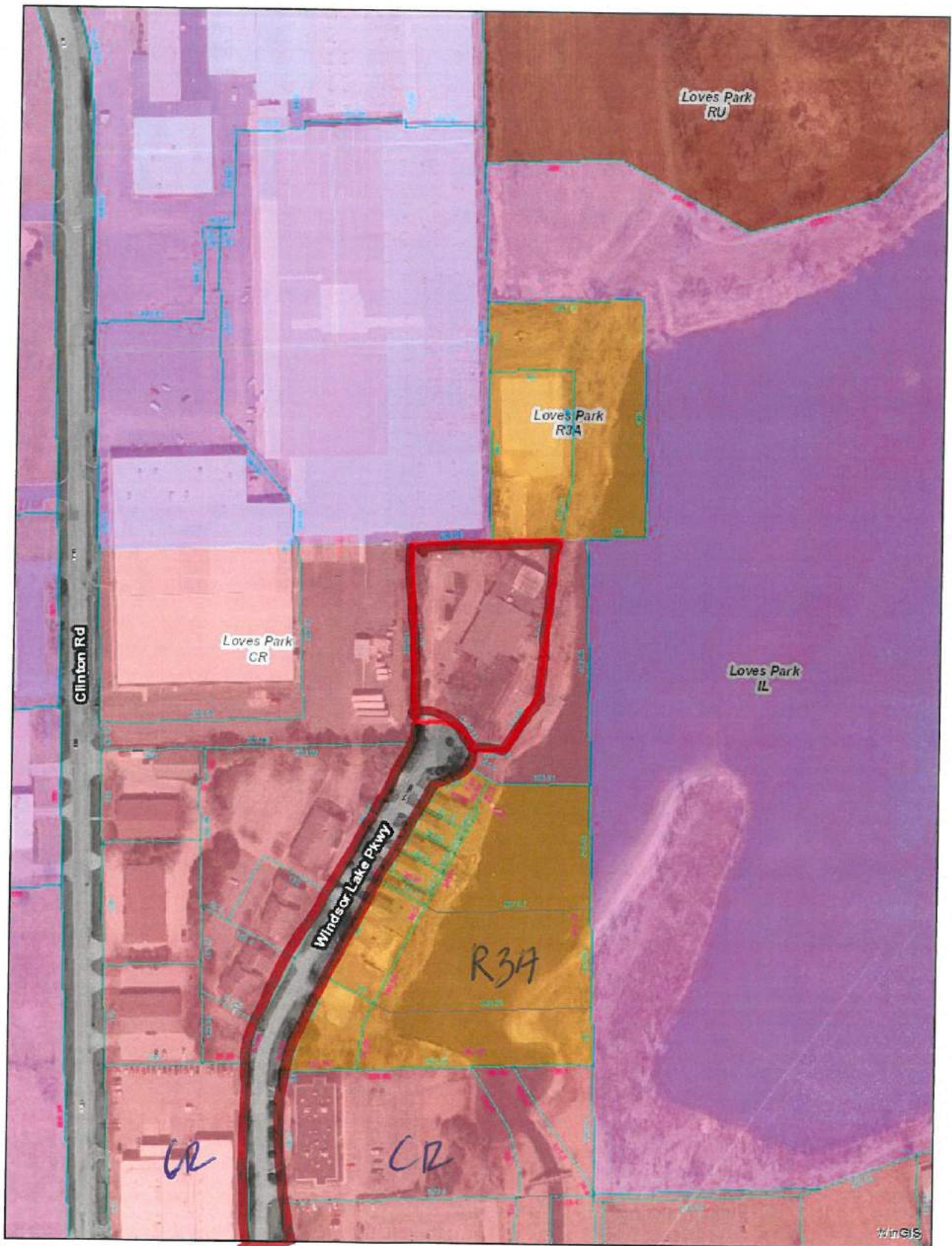
**AUDIENCE  
COMMENTS:**





Parcel Number:	08-32-352-010 & 08-32-353-017
Property Address:	7155 Windsor Lake Parkway
Petitioner:	Lakeview Events, LLC 4901 Zenith Parkway Machesney Park, Illinois 61115
Property Owner:	Two-D Developments 7155 Windsor Lake Parkway Loves Park





WINDSOR ROAD







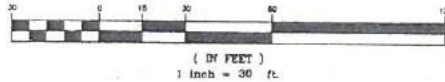
PLAT NO 2  
CLINTON SUBDIVISION  
BOOK 49 PAGE 608  
LOT 3

OFFICIAL SITE  
PLAN 5/12/15

REMOVE DEAD BRANCHES &  
DEBRIS. PRUNE 63 EXISTING TREES  
& RAKE PINE NEEDLE MULCH  
AROUND SOUTH PARKING LOT.

CROSS ACCESS AND PARKING AGREEMENT  
15 PARKING SPACES FOR LOT 3 USE.

GRAPHIC SCALE



REMOVE DEAD BRANCHES &  
DEBRIS. PRUNE 4 EXISTING TREES  
& PLANT GROUND AREA WITH  
SHADE MIXTURE OF GRASS SEED.

REMOVE DEAD BRANCHES &  
DEBRIS. PRUNE 16 EXISTING TREES  
& PLANT GROUND AREA WITH  
SHADE MIXTURE OF GRASS SEED.

PLANT SUN/SHADE MIXTURE OF GRASS  
SEED IN ALL GROUND AREAS OF LOT  
SURROUNDING BUILDING, EXCEPT THE  
AREA ALONG THE EAST SIDE.

PROPOSED BUILDING  
F.F.E. = 739.85  
LOT 3

12  
STALLS

REMOVE DEAD BRANCHES FROM 20 EXISTING  
TREES IN WILDLIFE AREA ALONG EAST LOT LINE

LAKE

#### LANDSCAPING:

- ASH POPLAR TREES
- PINE TREES

1. PRUNING 69 TREES ALONG PERIMETER OF  
PARKING LOTS.
2. PRUNING 30 TREES ALONG PERIMETER OF  
LOTS & BUILDINGS.
3. PLANTING GRASS IN OPEN GROUND AREAS  
EXCEPT WILDLIFE AREAS (LAKE BANKED AREAS  
WITH TALL WILDFLOWERS & GRASSES) AND DENCE  
TREE AREAS MULCHED WITH PINE NEEDLES.

#### PARKING COUNT

LOT 1 STANDARD SPACES:	45
LOT 1 ACCESSIBLE SPACES:	2
LOT 3 STANDARD SPACES:	12
LOT 3 ACCESSIBLE SPACES:	1
<b>TOTAL SPACES:</b>	<b>60</b>



PROPOSED IMPROVEMENTS  
REPLAT OF LOT 8, WINDSOR LAKE SUBDIVISION  
LOVES PARK, ILLINOIS

LANDSCAPING/PARKING  
EXHIBIT

R.K. JOHNSON & ASSOCIATES, INC.  
CONSULTING CIVIL ENGINEERS - LAND SURVEYORS  
1515 WINDSOR ROAD LOVES PARK, ILLINOIS 61111  
(815) 633-5097 FAX (815) 633-4595  
www.rkjohncanassociates.com

DRAFTED BY: JCW  
CHECKED BY:  
APPROVED BY:  
ISSUE DATE: 4/10/2015  
PROJECT NO.: 15400











opposition

- 23 letters - EVANS AVE
- 16 letters - WINDSOR LAKE PKWY
- 15 letters - ALPINE ROAD





*July 13, 2018*

*Dear Mr. Quintanilla,*

*It is my understanding that Jeff and Beth Titus have recently applied for a Special Use Permit from the City of Loves Park to open a banquet hall at 7155 Windsor Lake Parkway. I have been doing business with the Titus family for many years as they are our copier supplier and I have found them to be extremely attentive and supportive of our business needs during that period. They have always been a very solid business partner and I would suggest that if they are successful in their efforts to secure the SUP and open up a banquet hall at the property they purchased some four years ago they will provide a much needed addition to the City of Loves Park. A banquet hall here in Loves Park will accomplish a few things for the city...*

- Increased exposure for the City of Loves Park!*
- Increased revenues for other businesses in the area!*
- Increased tax revenues for the City of Loves Park!*
- Affordable event space for the local community to utilize!*

*These are just a few of the benefits that the city will enjoy!*

*I strongly support the local residents, Jeff and Beth Titus, in their application for a Special Use Permit at 7155 Windsor Lake Parkway. We need more local residents and businesses that are willing to extend themselves to help the city move forward. If you have any questions or you would like to discuss my thoughts please don't hesitate to give me a call.*

*Sincerely,*

**Kurt R. Stellern**

**Park Lanes Bowling Center**

**815-877-6051**

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**815.877.6051**

**5318 N. Second Street • Loves Park, IL 61111 • [parklanesbowl.com](http://parklanesbowl.com)**

July 13, 2018

To Whom It May Concern,

It has come to my attention that Jeff and Beth Titus are applying for a Special Use Permit from the City Of Loves Park to open a banquet hall at 7155 Windsor Lake Parkway.

I, as a long time Loves Park business owner, am excited and fully support this endeavor. I feel that this type of venue will be nothing but an asset to this community. No other venue such as this exists in this vicinity which will ultimately bring additional revenue to this area as well as bring people from outside Loves Park to this city.

I respectfully request that you please consider granting this Special Use Permit.

Thank you!



**Jeff Foster**  
**President**  
**CorPro Screentech**





7/13/2018

To whom it may concern,

I am writing you with this recommendation on behalf of Jeff & Beth Titus in regard to the special use permit that they are applying for. Being a local family small business owner myself in Loves Park for almost 20 years and a resident for even longer, I strongly support local small business and Jeff & Beth for opening a new local business right here in our town, and a special use permit at their location of 7155 Windsor Lake Parkway will allow their business to succeed, therefore in return, it brings money to other local business. I believe it would be nice to have a banquet facility in our area, at this point our area has nothing like that, that is reasonable to rent as far as small corporate events & exedra. The area around there including Fusion Sports complex, Bison training facility & all of the other small companies in the Windsor lake area would benefit from having a place to hold event's that is not far from there locations, not to mention the people in the Loves Park, Machesney Park, Rockford area will have a place to rent that is affordable, and can rent year-round, unlike the parks in our area. Having a venue right there also means the building & property would be up kept, if you have taken a drive down Clinton Road lately there are a ton of properties that have been neglected. I strongly support & welcome the addition of a new business in the area.

A handwritten signature in black ink that reads "Tina Bohlin". The signature is fluid and cursive, with the first name "Tina" and last name "Bohlin" clearly distinguishable.

Tina Bohlin

DBA:

Ray's Alignments, Tires & Auto Inc.  
4935 Torque Road  
Loves Park, IL 61111

City of Loves Park Zoning Committee,

I would like to state that I am in complete support of Jeff and Beth Titus' request for special zoning of the banquet hall at their property at 7155 Windsor Lake Parkway. It is an excellent place for a venue such as this that Loves Park and the surrounding area is missing. I have already had several inquiries wondering when this facility will be up and running from people ready to book their dates.

I believe these are some additional benefits to this banquet hall venue:

- Weddings, Christmas parties, both work and non-work related, as well family reunions.
- increased revenue for other local businesses from floral and bakeries to landscaping and catering.
- Maintaining the beautification of a business located on Windsor Lake would always be a priority with a venue such as this.
- The hours the business has proposed are well within reason. I have neighbors that run parties later than this venue would allow.
- Loves Park would benefit from a facility such as this when advertising what the city has to offer residents and surrounding communities.
- With reasonable rates and a beautiful facility, that is already located in a commercial area, this is a tremendous banquet venue for all.

Thank you for your time and I believe you should approve this special zoning for Jeff and Beth Titus.



Teresa Parlapiano  
6234 East Drive  
Loves Park, IL  
779-423-7949

July 13, 2018

City of Loves Park:

Attn: Zoning committee / Board members

I am in support of the banquet hall opening at 7155 Windsor Lake Pkwy, Loves Park, IL 61111. I believe it will add the following listed benefits to our community:

- The banquet hall will result in increased revenue for other local businesses.
- Other businesses will benefit from the opening of the banquet hall such as construction, remodeling, landscaping, rental companies, caterers, florists, bakeries, and hotels.
- Approval of this Special Use Permit will result in the beautification of a longstanding building in the City of Loves Park with its new landscaping and remodeling.
- Attendance at the events held at the banquet facility will only increase exposure to the City of Loves Park and all the things it has to offer.
- This banquet hall will be available for corporate, charitable, and non-profit groups seeking a facility to hold their events that would not otherwise have such an event space.
- An affordable event space for the citizens of Loves Park and the surrounding communities would be a welcomed addition to the area therefore I strongly support the application for a Special Use Permit at 7155 Windsor Lake Parkway, parcels: 08-32-353-017 and 08-32-352-010.

Name:

 Chuck Wilson

Address:

1801 Schell Rd

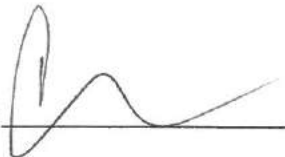
Organization:

Wilson Power Sports

Email:

Char@WLS@AGL.com

Signature:



Date:

7-13-18

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**Recommendation for Jeff and Beth Titus**

2 messages

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tphillips@changesplace.com <tphillips@changesplace.com>

Fri, Jul 13, 2018 at 9:42 AM

Reply-To: tphillips@changesplace.com

To: andrewquintanilla@loves-park.il.us

Cc: dak327@gmail.com

Dear Andrew,

I hope this message finds you well. It has come to my attention that there are some neighborhood concerns regarding the proposed establishment of Lakeview Events, a banquet hall to be located at [7155 Windsor Lake Parkway](#), and that there is a push to stop the approval of an application for a Special Use Permit. Presently, I own and operate an outpatient substance abuse treatment center located in the same building as the proposed banquet hall. During construction of the parking lot and also during upgrades to the building, my business has been in full operation. I have been operating out of this location since 2014 and I have never had any concerns regarding traffic or noise, even during construction. Through my business, I have known Jeff and Beth Titus for over 20 years. They are nothing if not kind and considerate of other people and meeting their needs. In my opinion, these two qualities are exactly why Lakeview Events should be allowed to proceed. I very strongly support the Titus family in their application for a Special Use Permit at [7155 Windsor Lake Parkway](#). The establishment of Lakeview Events would provide a necessary and much desired service for the local residents and surrounding communities by providing an affordable event space with a beautiful location overlooking Windsor Lake. In addition to personal events, the hall will be available for corporate, charitable, and non-profit groups seeking a facility to hold their events that would not otherwise have such an event space. Presently, there exists no similar business in the area in which you can rent space and bring in catered or prepared food for special events. Not only would this benefit the citizens of Loves Park, but it would also support other local businesses such as rental companies, florists, food vendors, caterers, bakeries, and hotels. Businesses such as construction, remodeling, and landscaping would also benefit from the opening of this banquet hall. The operation of a banquet hall in Loves Park will result in increased revenue for several local businesses. Furthermore, given its beautiful location, attendance at the events held at Lakeview Events will only increase exposure to the City of Loves Park and all of the things the city has to offer! Approval of this Special Use Permit will result in the beautification of a longstanding building in the City of Loves Park with its new landscaping and remodeling. Overall, I feel that the establishment of this banquet hall will be a necessary, positive change for the community and I very strongly support Jeff and Beth Titus moving forward with this endeavor and I very strongly recommend the approval of this Special Use Permit. Thank you for your time and consideration. If you have any additional questions or concerns, please feel free to email me at any time.

Respectfully submitted,

**Trisha Phillips MS, CSADC, MISA I, GCE****Administrator/Owner****Changes Place****815.708.6468**

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Jeffrey Titus <dak327@gmail.com>

Fri, Jul 13, 2018 at 9:47 AM

To: Beth Titus &lt;bethtitus1@gmail.com&gt;

[Quoted text hidden]



July 13, 2018

City of Loves Park:

Attn: Zoning committee / Board members

I am in support of the banquet hall opening at 7155 Windsor Lake Pkwy, Loves Park, IL 61111. I believe it will add the following listed benefits to our community:

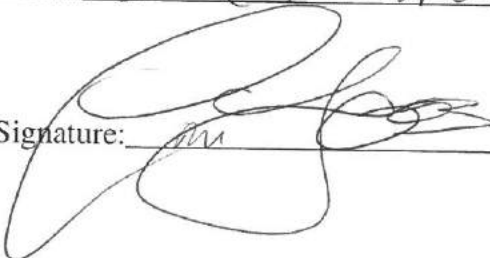
- The banquet hall will result in increased revenue for other local businesses.
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- This banquet hall will be available for corporate, charitable, and non-profit groups seeking a facility to hold their events that would not otherwise have such an event space.
- An affordable event space for the citizens of Loves Park and the surrounding communities would be a welcomed addition to the area therefore I strongly support the application for a Special Use Permit at 7155 Windsor Lake Parkway, parcels: 08-32-353-017 and 08-32-352-010.

Name: Tim Loos

Address: Loves Park

Organization: Pi + Pass Productions

Email: Sales @ Pi + Pass Productions .com

Signature:  Date: 7/13/18

July 13, 2018

City of Loves Park:

Attn: Zoning committee / Board members

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Name: Daniel A. Lignell

Address: 7819 Venus ST.

Organization: —

Email: —

Signature:  Date: 7-13-18





Jeffrey Titus <dak327@gmail.com>

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(no subject)

1 message

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**Maddie Ash** <maddieash2015@gmail.com>

Fri, Jul 13, 2018 at 1:34 PM

To: dak327@gmail.com

To whom it may concern,

As a long time resident of Loves Park, I was surprised to hear about objections to the opening of a new banquet facility on Windsor Lake property. It seems a perfect fit.

The city of Loves Park definitely needs new businesses that will add to the appeal of the area. The city is sorely lacking in affordable venues for special events.

I would like to offer my support to Jeff and Beth Titus in their application for a special use permit at [7155 Windsor Lake Parkway](#).

Thank you,

Madeline Ash

[806 Sheridan Dr.](#)

July 13, 2018

City of Loves Park:

Attn: Zoning committee / Board members

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- Attendance at the events held at the banquet facility will only increase exposure to the City of Loves Park and all the things it has to offer.
- This banquet hall will be available for corporate, charitable, and non-profit groups seeking a facility to hold their events that would not otherwise have such an event space.
- An affordable event space for the citizens of Loves Park and the surrounding communities would be a welcomed addition to the area therefore I strongly support the application for a Special Use Permit at 7155 Windsor Lake Parkway, parcels: 08-32-353-017 and 08-32-352-010.

Name: Roy Hopper

Address: 7718 Orion St

Organization: \_\_\_\_\_

Email: \_\_\_\_\_

Signature:  Date: 7-13-2018

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**Special Use Permit - 7155 Windsor Lake Parkway**

1 message

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**Jason Williamson** <bowlparklanes@aol.com>  
To: andrewquintanilla@loves-park.il.us

Fri, Jul 13, 2018 at 2:02 PM

Mr. Quintanilla,

I am reaching out to you in support of a Special Use Permit for [7155 Windsor Lake Parkway](#). I have visited this facility several times. In my opinion, there is ample room for a very nice banquet facility.

I work at Park Lanes Bowling Center and understand the need for a quality banquet facility in this area. The building is ideal for this type of business. There is simply not enough adequate banquet space available in our area.

Park Lanes does have banquet space. However, the maximum amount of guests is limited to 80 or less. Several individuals have requested to view the space and determined that their needs would be better served somewhere else due to the amount of guests attending.

The building at 7715 WindsorLake Parkway is ideal. It has a large deck and a wonderful view of the lake. This would be a great addition to the Loves Park Community and a definite referral for those events that are too large for our facility.

Thank you,

  
Jason Williamson  
IT Manager

Park Lanes, Inc  
[5318 N. Second Street](#)  
[Loves Park, IL 61111](#)  
815-877-6051

July 13, 2018

City of Loves Park:

Attn: Zoning committee / Board members

I am in support of the banquet hall opening at 7155 Windsor Lake Pkwy, Loves Park, IL 61111. I believe it will add the following listed benefits to our community:

- The banquet hall will result in increased revenue for other local businesses.
- Other businesses will benefit from the opening of the banquet hall such as construction, remodeling, landscaping, rental companies, caterers, florists, bakeries, and hotels.
- Approval of this Special Use Permit will result in the beautification of a longstanding building in the City of Loves Park with its new landscaping and remodeling.
- Attendance at the events held at the banquet facility will only increase exposure to the City of Loves Park and all the things it has to offer.
- This banquet hall will be available for corporate, charitable, and non-profit groups seeking a facility to hold their events that would not otherwise have such an event space.
- An affordable event space for the citizens of Loves Park and the surrounding communities would be a welcomed addition to the area therefore I strongly support the application for a Special Use Permit at 7155 Windsor Lake Parkway, parcels: 08-32-353-017 and 08-32-352-010.

Name: NATHAN WAITERS

Address: 345 GRAND AVE

Organization:

Email:

Signature:  Date: 7-13-18

July 13, 2018

City of Loves Park:

Attn: Zoning committee / Board members

I am in support of the banquet hall opening at 7155 Windsor Lake Pkwy, Loves Park, IL 61111. I believe it will add the following listed benefits to our community:


- The banquet hall will result in increased revenue for other local businesses.
- Other businesses will benefit from the opening of the banquet hall such as construction, remodeling, landscaping, rental companies, caterers, florists, bakeries, and hotels.
- Approval of this Special Use Permit will result in the beautification of a longstanding building in the City of Loves Park with its new landscaping and remodeling.
- Attendance at the events held at the banquet facility will only increase exposure to the City of Loves Park and all the things it has to offer.
- This banquet hall will be available for corporate, charitable, and non-profit groups seeking a facility to hold their events that would not otherwise have such an event space.
- An affordable event space for the citizens of Loves Park and the surrounding communities would be a welcomed addition to the area therefore I strongly support the application for a Special Use Permit at 7155 Windsor Lake Parkway, parcels: 08-32-353-017 and 08-32-352-010.

Name: Brett Wright

Address: 6000 Baylston

Organization: Midwest Gooty Supply

Email: BAW86004@yahoo.com

Signature:  Date: 7-13-2018

July 13, 2018

City of Loves Park:

Attn: Zoning committee / Board members

I am in support of the banquet hall opening at 7155 Windsor Lake Pkwy, Loves Park, IL 61111. I believe it will add the following listed benefits to our community:

- The banquet hall will result in increased revenue for other local businesses.
- Other businesses will benefit from the opening of the banquet hall such as construction, remodeling, landscaping, rental companies, caterers, florists, bakeries, and hotels.
- Approval of this Special Use Permit will result in the beautification of a longstanding building in the City of Loves Park with its new landscaping and remodeling.
- Attendance at the events held at the banquet facility will only increase exposure to the City of Loves Park and all the things it has to offer.
- This banquet hall will be available for corporate, charitable, and non-profit groups seeking a facility to hold their events that would not otherwise have such an event space.
- An affordable event space for the citizens of Loves Park and the surrounding communities would be a welcomed addition to the area therefore I strongly support the application for a Special Use Permit at 7155 Windsor Lake Parkway, parcels: 08-32-353-017 and 08-32-352-010.

Name: Nancy L. Reubar

Address: 119 GILBERT TERRACE

Organization: Rockford Dental

Email: NANCY. Reubar72@gmail.com

Signature: Nancy L. Reubar Date: 7/13/18



July 13, 2018

City of Loves Park:

Attn: Zoning committee / Board members

I am in support of the banquet hall opening at 7155 Windsor Lake Pkwy, Loves Park, IL 61111. I believe it will add the following listed benefits to our community:

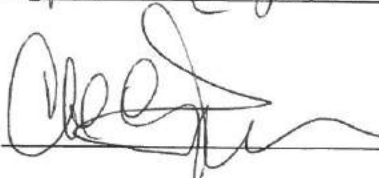
- The banquet hall will result in increased revenue for other local businesses.
- Other businesses will benefit from the opening of the banquet hall such as construction, remodeling, landscaping, rental companies, caterers, florists, bakeries, and hotels.
- Approval of this Special Use Permit will result in the beautification of a longstanding building in the City of Loves Park with its new landscaping and remodeling.
- Attendance at the events held at the banquet facility will only increase exposure to the City of Loves Park and all the things it has to offer.
- This banquet hall will be available for corporate, charitable, and non-profit groups seeking a facility to hold their events that would not otherwise have such an event space.
- An affordable event space for the citizens of Loves Park and the surrounding communities would be a welcomed addition to the area therefore I strongly support the application for a Special Use Permit at 7155 Windsor Lake Parkway, parcels: 08-32-353-017 and 08-32-352-010.

Name: Chad Reuber

Address: 119 Gilbert

Organization: Pit Pass Productions

Email: 78spotter@gmail.com

Signature:  Date: 7/13/18

## Andrew Quintanilla

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**From:** Jason Williamson <bowlparklanes@aol.com>  
**Sent:** Friday, July 13, 2018 2:02 PM  
**To:** Andrew Quintanilla  
**Subject:** Special Use Permit - 7155 Windsor Lake Parkway

Mr. Quintanilla,

I am reaching out to you in support of a Special Use Permit for 7155 Windsor Lake Parkway. I have visited this facility several times. In my opinion, there is ample room for a very nice banquet facility.

I work at Park Lanes Bowling Center and understand the need for a quality banquet facility in this area. The building is ideal for this type of business. There is simply not enough adequate banquet space available in our area.

Park Lanes does have banquet space. However, the maximum amount of guests is limited to 80 or less. Several individuals have requested to view the space and determined that their needs would be better served somewhere else due to the amount of guests attending.

The building at 7715 WindsorLake Parkway is ideal. It has a large deck and a wonderful view of the lake. This would be a great addition to the Loves Park Community and a definite referral for those events that are too large for our facility.

Thank you,

Jason Williamson  
IT Manager

Park Lanes, Inc  
5318 N. Second Street  
Loves Park, IL 61111  
815-877-6051

## Andrew Quintanilla

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**From:** John Huber <JHuber@nafcobiz.com>  
**Sent:** Friday, July 13, 2018 1:46 PM  
**To:** Andrew Quintanilla  
**Subject:** Supprt for Special use permit

I strongly support local residents Jeff and Beth Titus in their application for a special use permit at 7155 Windsor Lake parkway.

I think it will add a much needed space for events *even for our company* North American fabrication Co.

John Huber  
VP of Operations  
North American Fabrication Co.  
2120 Charmar Dr.  
Loves Park, IL 61111  
PH-815-289-7591

*July 13, 2018*

*Dear Mr. Quintanilla,*

*It is my understanding that Jeff and Beth Titus have recently applied for a Special Use Permit from the City of Loves Park to open a banquet hall at 7155 Windsor Lake Parkway. I have been doing business with the Titus family for many years as they are our copier supplier and I have found them to be extremely attentive and supportive of our business needs during that period. They have always been a very solid business partner and I would suggest that if they are successful in their efforts to secure the SUP and open up a banquet hall at the property they purchased some four years ago they will provide a much needed addition to the City of Loves Park. A banquet hall here in Loves Park will accomplish a few things for the city...*

- *Increased exposure for the City of Loves Park!*
- *Increased revenues for other businesses in the area!*
- *Increased tax revenues for the City of Loves Park!*
- *Affordable event space for the local community to utilize!*

*These are just a few of the benefits that the city will enjoy!*

*I strongly support the local residents, Jeff and Beth Titus, in their application for a Special Use Permit at 7155 Windsor Lake Parkway. We need more local residents and businesses that are willing to extend themselves to help the city move forward. If you have any questions or you would like to discuss my thoughts please don't hesitate to give me a call.*

*Sincerely,*

*Kurt R. Stellern*

*Park Lanes Bowling Center*

*815-877-6051*



## Andrew Quintanilla

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**From:** tphillips@changesplace.com  
**Sent:** Friday, July 13, 2018 9:42 AM  
**To:** Andrew Quintanilla  
**Cc:** dak327@gmail.com  
**Subject:** Recommendation for Jeff and Beth Titus

Dear Andrew,

I hope this message finds you well. It has come to my attention that there are some neighborhood concerns regarding the proposed establishment of Lakeview Events, a banquet hall to be located at 7155 Windsor Lake Parkway, and that there is a push to stop the approval of an application for a Special Use Permit. Presently, I own and operate an outpatient substance abuse treatment center located in the same building as the proposed banquet hall. During construction of the parking lot and also during upgrades to the building, my business has been in full operation. I have been operating out of this location since 2014 and I have never had any concerns regarding traffic or noise, even during construction. Through my business, I have known Jeff and Beth Titus for over 20 years. They are nothing if not kind and considerate of other people and meeting their needs. In my opinion, these two qualities are exactly why Lakeview Events should be allowed to proceed. I very strongly support the Titus family in their application for a Special Use Permit at 7155 Windsor Lake Parkway. The establishment of Lakeview Events would provide a necessary and much desired service for the local residents and surrounding communities by providing an affordable event space with a beautiful location overlooking Windsor Lake. In addition to personal events, the hall will be available for corporate, charitable, and non-profit groups seeking a facility to hold their events that would not otherwise have such an event space. Presently, there exists no similar business in the area in which you can rent space and bring in catered or prepared food for special events. Not only would this benefit the citizens of Loves Park, but it would also support other local businesses such as rental companies, florists, food vendors, caterers, bakeries, and hotels. Businesses such as construction, remodeling, and landscaping would also benefit from the opening of this banquet hall. The operation of a banquet hall in Loves Park will result in increased revenue for several local businesses. Furthermore, given its beautiful location, attendance at the events held at Lakeview Events will only increase exposure to the City of Loves Park and all of the things the city has to offer! Approval of this Special Use Permit will result in the beautification of a longstanding building in the City of Loves Park with its new landscaping and remodeling. Overall, I feel that the establishment of this banquet hall will be a necessary, positive change for the community and I very strongly support Jeff and Beth Titus moving forward with this endeavor and I very strongly recommend the approval of this Special Use Permit. Thank you for your time and consideration. If you have any additional questions or concerns, please feel free to email me at any time.


Respectfully submitted,  
**Trisha Phillips MS, CSADC, MISA I, GCE**  
**Administrator/Owner**  
**Changes Place**  
**815.708.6468**

July 6, 2018

To Whom It May Concern:

I choose my business location on Windsor Lake Parkway for the fact it was quiet location without traffic and for the security of my clients. My therapeutic massage business success is based on a quiet environment for my clients. I feel like this would all be jeopardized if this permit is allowed. It would cause additional noise at my location not to mention traffic issues. Then there is the result of people loitering in the parking lot, which would be adjacent to the parking lot where my clients park, resulting in a security issue. Please vote no on the permit at 7155 Windsor Lake Parkway as I feel this will have an impact on my business.

Thank you,



K.C. KING  
LMT / ABMP

**MASSAGE THERAPY**  
815-636-1646

7124 Windsor Lake Pkwy.  
Loves Park, IL 61111

LAKE SHORE CONDOMINIUM ASSOCIATION  
7280 N. Alpine Road, #5  
Loves Park, IL 61111

July 11, 2018

Loves Park Zoning Board of Appeals  
City of Loves Park  
100 Heart Boulevard  
Loves Park, IL 61111

Re: Request for Special Use Permit to allow banquets @  
7155 Windsor Lake Parkway  
Parcels 08-32-353-017 and 08-32-352-010

To: Zoning Board Members

It has been brought to our attention that a public hearing for the above Special Use Permit is scheduled for July 19, 2018. This property is directly across the lake from our condominiums.

If this Permit is granted, it would cause additional noise over the lake from their outside patio at 7155 Windsor Lake Parkway, and create a problem with our outdoor living. The noise would be a problem since many events would run until late at night. The sound would also penetrate into the living areas of our homes. This would also affect the value of our homes.

The Lake Shore Condominium Board is asking you to oppose this Special Use Permit to have banquets at the above mentioned property for the above reasons.

Yours truly,

THE LAKE SHORE CONDOMINIUM ASSOCIATION BOARD

  
Tracy Sorensen  
President

  
Dawn Tiedermann  
Treasurer

  
Betty Van De Venter  
Vice President



July 6, 2018

To Whom It May Concern:

I opposed the special permit to allow banquets at 7155 Windsor Lake Parkway (Parcels 08-32-353-017 & 08-32-352-010. This would cause a problem with noise and already there is a newly built deck with lighting which effects the look of the lake.

I purchased my condo on the lake for the quiet environment and the undeveloped lake surroundings. This would affect my health and the importance of my rest as I am sure the noise would continue until late at night. I feel like this is an invasion of my privacy as it would also effect my inside living because of the noise.

Vote no of this special permit at 7155 Windsor Lake Parkway.

Thank you for reading my concerns.

Pauline Elso  
7260 N. Alpine rd Unit # 4  
Loves Park, IL  
61111

July 7, 2018

City of Loves Park:

The outside patio at 7155 Windsor Lake Parkway would generate so much noise, as a Windsor Lake neighbor. I am concerned by having a crowd gathering on the deck at that location will allow voices to carry across the lake, and if there was music it would make it even worst. My patio is also on the lake; this would make it impossible for me to enjoy my own patio.

This is a concern for my unit on North Alpine. The reason I am here is for the quiet lake surrounding. This would be so damaging for the lake properties

Please vote no on the permit at 7155 Windsor Lake Parkway, parcel 08-32-353-017 & 08-32-352-010.

Thank you,

*Janet Balentyne*  
7260 N. ALPINE RD #6  
LOVES PARK IL. 61111

Michael Chance  
7133 Windsor Lake Parkway  
Loves Park, IL 61111

July 11, 2018

I live at 7133 Windsor Lake Parkway, the reason I purchased this property was because of the lake and great property value. Both of those would be compromised if you allow a banquet facility down the road. This facility is only a few yards from my residents. The outdoor deck would allow noise, and music to echo across the lake and affect my indoor and outdoor living. The wildlife on the lake would also be in damaged because of the litter in the lake, noise and increase activity on the deck, parking lot and on the property. Once the wildlife is disturb it would not be able to go back to its normal state again. The increase of traffic would increase past our home late into the night after events with vender trucks and cars. The other concern is the loitering in the parking lots and possible vandalism to our property. To enforce and control these damaging issues that could possibly happen to our neighborhood would be another burden on our local police. Not only do I have my own resident but I also have two rentals that will be affected by this permit, one is a neighbor property across the lake, directly across from the banquet hall. My concern is I could loose the revenue from the property if my renters choose to move because of the noise and lights on the lake.

**Please Vote NO** to 7155 Windsor Lake Parkway special use permit.

Thank you,

A handwritten signature in cursive script that reads "Michael Chance". The signature is written in dark ink and is positioned below the "Thank you," text.



Bobbi Chance  
7133 Windsor Lake Parkway  
Loves Park, IL 61111

July 11, 2018

To the City of Loves Park:

The reason I purchased this property was because of the lake and great property value. I live at 7133 Windsor Lake Parkway. I am concerned about my quality of outdoor living with the increase of traffic down our road and the safety and security of my family and grandchildren. Vendor trucks would be loading late at night after an event causing noise in the parking lot along with people loitering. This facility is only a few yards from my residents. The outdoor deck would allow noise, and music to echo across the lake and affect my indoor and outdoor living. The wildlife on the lake would also be in damaged because of the litter in the lake, noise and increase activity on the deck, parking lot and on the property. Once the wildlife is disturbed it would not be able to go back to its normal state again. The traffic would put additional stress on our road and with the vendor trucks and cars. The other concern is the loitering in the parking lots and possible vandalism to our property. To enforce and control these damaging issues that could possibly happen to our neighborhood would be another burden on our local police.

I have my own resident but I also have two rentals that will be affected by this permit, one is a neighbor property across the lake, directly across from the banquet hall. My concern is I could lose the revenue from the property if my renters choose to move because of the traffic, noise and lights on the lake.

Please Vote NO to 7155 Windsor Lake Parkway special use permit.

Thank you,

Bobbi Chance

July 10, 2018

To the City of Loves Park:

My name is Arlene Hermance.

I live at 7141 Windsor Lake Parkway.

Please support my opposition to the proposed banquet permit for 7155 Windsor Lake Parkway.

*I am 92 years old and am very concerned about the potential of increased traffic, noise, littering and loitering that the proposed banquet facility would cause.*

Since the creation of Bison sports located behind 7155 Windsor Lake Parkway we have had a substantial increase in traffic on Windsor Lake Parkway. The cars often drive at high speeds causing danger to us and our families who live there.

We have also experienced litter (beer bottles, cigarette butts, and other debris) on our property.

There is an increased amount of litter in the lake as well. Windsor Lake is a protected Wildlife Sanctuary. I am very concerned about the preservation of the numerous species on birds, turtles and fish that now inhabit Windsor Lake as their domain.

Allowing the use of 7155 Windsor Lake Parkway as a banquet facility would substantially increase the unfavorable results Bison Sports has caused in addition to altering our peaceful life and value of our property.

Please oppose the permit request for 7155 Windsor Lake Parkway to become a banquet facility.

Thank you.

A handwritten signature in cursive script that reads "Arlene Hermance".

Arlene Hermance

815-633-1319

July 10, 2018

To the City of Loves Park:

My name is Emily Barrett.

I live at 7137 Windsor Lake Parkway.

Please support my opposition to the proposed banquet permit for 7155 Windsor Lake Parkway.

*We have two small children who play on our property on Windsor Lake Parkway.*

I am very concerned about the potential of increased traffic, noise, littering and loitering that the proposed banquet facility would cause.

Since the creation of Bison sports located behind 7155 Windsor Lake Parkway we have had a substantial increase in traffic on Windsor Lake Parkway. The cars often drive at high speeds causing danger to us and our families who live there.

We have also experienced litter (beer bottles, cigarette butts, and other debris) on our property.

There is an increased amount of litter in the lake as well. Windsor Lake is a protected Wildlife Sanctuary. I am very concerned about the preservation of the numerous species on birds, turtles and fish that now inhabit Windsor Lake as their domain.

Allowing the use of 7155 Windsor Lake Parkway as a banquet facility would substantially increase the unfavorable results Bison Sports has caused in addition to altering our peaceful life and value of our property.

Please oppose the permit request for 7155 Windsor Lake Parkway to become a banquet facility.

Thank you.

A handwritten signature in black ink, appearing to be 'Emily Barrett', with a long, sweeping horizontal line extending to the right.

Emily Barrett

815-520-5149

July 10, 2018

To the City of Loves Park:

My name is Kevin Barrett.

I live at 7137 Windsor Lake Parkway.

Please support my opposition to the proposed banquet permit for 7155 Windsor Lake Parkway.

*We have two small children who play on our property on Windsor Lake Parkway.*

I am very concerned about the potential of increased traffic, noise, littering and loitering that the proposed banquet facility would cause.

Since the creation of Bison sports located behind 7155 Windsor Lake Parkway we have had a substantial increase in traffic on Windsor Lake Parkway. The cars often drive at high speeds causing danger to us and our families who live there.

We have also experienced litter (beer bottles, cigarette butts, and other debris) on our property.

There is an increased amount of litter in the lake as well. Windsor Lake is a protected Wildlife Sanctuary. I am very concerned about the preservation of the numerous species on birds, turtles and fish that now inhabit Windsor Lake as their domain.

Allowing the use of 7155 Windsor Lake Parkway as a banquet facility would substantially increase the unfavorable results Bison Sports has caused in addition to altering our peaceful life and value of our property.

Please oppose the permit request for 7155 Windsor Lake Parkway to become a banquet facility.

Thank you.

A handwritten signature in black ink, appearing to read 'Kevin Barrett', written over a horizontal line.

Kevin Barrett

608-515-6958



July 10, 2018

To the City of Loves Park:

My name is Patricia Luedke.

I live at 7139 Windsor Lake Parkway.

Please support my opposition to the proposed banquet permit for 7155 Windsor Lake Parkway.

I am very concerned about the potential of increased traffic, noise, littering and loitering that the proposed banquet facility would cause.

Since the creation of Bison sports located behind 7155 Windsor Lake Parkway we have had a substantial increase in traffic on Windsor Lake Parkway. The cars often drive at high speeds causing danger to us and our families who live there.

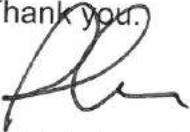
We have also experienced litter (beer bottles, cigarette butts, and other debris) on our property.

There is an increased amount of litter in the lake as well. Windsor Lake is a protected Wildlife Sanctuary. I am very concerned about the preservation of the numerous species on birds, turtles and fish that now inhabit Windsor Lake as their domain.

Allowing the use of 7155 Windsor Lake Parkway as a banquet facility would substantially increase the unfavorable results Bison Sports has caused in addition to altering our peaceful life and value of our property.

Please oppose the permit request for 7155 Windsor Lake Parkway to become a banquet facility.

Thank you.

A handwritten signature in black ink, appearing to be 'PL' or similar initials, written over the 'Thank you.' text.

Patricia Luedke

815-871-8368

July 10, 2018

To the City of Loves Park:

My name is Rachel Carlson

I live at 7143 Windsor Lake Parkway.

Please support my opposition to the proposed banquet permit for 7155 Windsor Lake Parkway.

*I have a 6 year old daughter who plays on our property on Windsor Lake Parkway.*

*My property is the closest of the residents on Windsor Lake Parkway and would be greatly affected by allowing the proposed banquet facility*

I am very concerned about the potential of increased traffic, noise, littering and loitering that the proposed banquet facility would cause.

Since the creation of Bison sports located behind 7155 Windsor Lake Parkway we have had a substantial increase in traffic on Windsor Lake Parkway. The cars often drive at high speeds causing danger to us and our families who live there.

We have also experienced litter (beer bottles, cigarette butts, and other debris) on our property.

There is an increased amount of litter in the lake as well. Windsor Lake is a protected Wildlife Sanctuary. I am very concerned about the preservation of the numerous species on birds, turtles and fish that now inhabit Windsor Lake as their domain.

Allowing the use of 7155 Windsor Lake Parkway as a banquet facility would substantially increase the unfavorable results Bison Sports has caused in addition to altering our peaceful life and value of our property.

Please oppose the permit request for 7155 Windsor Lake Parkway to become a banquet facility.

Thank you.



Rachel Carlson

815-321-9072



7120 Windsor Lk Prkwy  
Suite 202  
(815) 636-4516

July 8, 2018

City of Loves Park:

My clients feel safe coming to this area, Windsor Lake Parkway has limited traffic and noise.

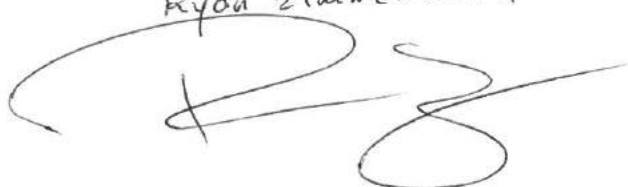
I feel like this would all be jeopardized if this permit is allowed.

It would cause additional noise at my location not to mention traffic issues, vandalism and disorderly conduct from people loitering in the parking lot, adjacent to the parking lot where my clients park and enter into my building

It is important that my office is quiet in order to make my business a success.

Please vote no on the permit at 7155 Windsor Lake Parkway, parcels 08-32-353-017 & 08-32-352-010, as I feel this will have an impact on my business

Thank you,

Ryan Zimmerman  




**Shari Ramsey, MS/LCPC**  
**7124 Windsor Lake Pkwy. Ste. 14A, Box 8, Loves Park, IL 61111**  
**(815) 988-4163      ramseypsy@yahoo.com**  
**IL. LCPC #180-005053, WI. LPC #3356-125**

July 9, 2018

City of Loves Park:

It has recently come to my attention that the owners of the building located at 7155 Windsor Lake Parkway, parcels 08-32-353-017 & 08-32-352-010 have submitted a request for a permit that would allow them to expand their current location and parking lot to be used as a banquet facility, including live outdoor music events.

My counseling business success thrives in a quiet environment for my clients. I feel that approving this permit would negatively impact the current environment surrounding the building I practice in. In addition to the potentially increased noise level, this permit could allow for traffic issues, vandalism, and disorderly conduct from people loitering in the parking lot (which is adjacent to the parking lot where my clients park and enter and exit my building.)

I strongly encourage you to vote "no" on the permit described in the above letter. I feel approving this permit could negatively impact not only my own practice, but other small businesses in my building and the surrounding residences.

Sincerely,

Shari Ramsey, MS/LCPC



July 10, 2018

7135 Windsor Lake Parkway  
Loves Park, IL 61111

City of Loves Park:

Please vote no on the permit at 7155 Windsor Lake Parkway, parcel  
08-32-353-017 & 08-32-352-010.

If this permit is allowed, it would cause additional noise at my location not to mention traffic issues, vandalism and disorderly conduct from people loitering in the parking lot, adjacent to our yards and parking on the street.

I choose 7135 Windsor Lake Parkway to live for the quiet lake location. This would have a great impact on my living situation and the wildlife around our neighborhood.

Thank you,

Ronald Nubeli  
7135 WINDSOR LAKE PARKWAY  
LOVES PARK IL 61111  
847-845-6074

**July 7, 2018**

**City of Loves Park:**

**I choose 7135 Windsor Lake Parkway to live for the quiet lake location. Also for the ducks, blue herons, geese, and many types of birds and animals on the lake that I can enjoy from my patio. I believe the voices from the outside patio; music added traffic and lights would have a huge impact on the lake also on the quality of living inside and outside my home.**

**Please vote no on the permit at 7155 Windsor Lake Parkway, parcel 08-32-353-017 & 08-32-352-010.**

**Thank you,**

*Bonnie Richards*  
*7135 Windsor Lake Parkway*  
*Loves Park, IL 61111*  
*815-218-4890*

**Please attend meeting at:  
City Council Chambers  
Thursday, July 19 @ 5:30**

July 10, 2019

City of Loves Park:  
Our neighborhood would be affected by the permit because of the noise that would filter over from the lake, and the additional traffic threw our neighborhoods all hours of the night. Not to mention the litter in our yards, music and voices from the outside deck.

Thank you,

Vote No to 7155 Windsor Lake Parkway permit for banquet.  
Parcels 08-32-353-017 & 08-32-352-010.

Matthew Nichols  
7135 Windsor Lake Pkwy  
Loves Park IL 61111  
815-704-0010

July 10, 2019

City of Loves Park:

I oppose this permit because of the noise that would filter over from the lake would affect our neighborhood, and the additional traffic through our neighborhoods all hours of the night. Not to mention the litter in our yards, music and voices from the outside deck and possible vandalism.

Thank you,

*Adam Nichols*



7135 WINDSOR LAKE PKWY  
LOVES PARK IL, 61111  
815-543-7890

**Vote No** to 7155 Windsor Lake Parkway permit for banquet.  
Parcels 08-32-353-017 & 08-32-352-010.



July 9, 2019

City of Loves Park,

Vote No to 7155 Windsor Lake Parkway permit for banquet.  
Parcels 08-32-353-017 & 08-32-352-010.

Our neighborhood would be affected by the permit because of the noise that would filter over from the lake, and the additional traffic that would be crossing over to Clinton Rd and throw our neighborhoods all hours of the night. Not to mention the litter in our yards and safety of our children and grandchildren.

Thank you,

*Christy Carlson 1605 Evans Ave Loves Park IL  
61111  
815-601-4110*

July 9, 2019

City of Loves Park,

Vote No to 7155 Windsor Lake Parkway permit for banquet.  
Parcels 08-32-353-017 & 08-32-352-010.

Our neighborhood would be affected by the permit because of the noise that would filter over from the lake, and the additional traffic that would be crossing over to Clinton Rd and threw our neighborhoods all hours of the night. Not to mention the litter in our yards and safety of our children and grandchildren.

Thank you,

David Swartout 1711 EVANS 630876

July 9, 2019

City of Loves Park,

Vote No to 7155 Windsor Lake Parkway permit for banquet.  
Parcels 08-32-353-017 & 08-32-352-010.

Our neighborhood would be affected by the permit because of the noise that would filter over from the lake, and the additional traffic that would be crossing over to Clinton Rd and throw our neighborhoods all hours of the night. Not to mention the litter in our yards and safety of our children and grandchildren.

Thank you,

Diana Cates  
1703 Evans Ave  
Loves Park IL 61111

912 978 1107

July 9, 2019

City of Loves Park,

Vote No to 7155 Windsor Lake Parkway permit for banquet.  
Parcels 08-32-353-017 & 08-32-352-010.

Our neighborhood would be affected by the permit because of the noise that would filter over from the lake, and the additional traffic that would be crossing over to Clinton Rd and throw our neighborhoods all hours of the night. Not to mention the litter in our yards and safety of our children and grandchildren.

Thank you,

Deborah L. Raithy  
1710 EVANS  
Loves Park IL 61111  
815 540-3822



July 9, 2019

City of Loves Park,

Vote No to 7155 Windsor Lake Parkway permit for banquet.  
Parcels 08-32-353-017 & 08-32-352-010.

Our neighborhood would be affected by the permit because of the noise that would filter over from the lake, and the additional traffic that would be crossing over to Clinton Rd and threw our neighborhoods all hours of the night. Not to mention the litter in our yards and safety of our children and grandchildren.

Thank you,

Angela Manning  
1613 Evans Ave  
Loves Park IL 61111  
815-608-0623

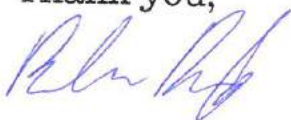
July 9, 2019

City of Loves Park,

Vote No to 7155 Windsor Lake Parkway permit for banquet.  
Parcels 08-32-353-017 & 08-32-352-010.

Our neighborhood would be affected by the permit because of the noise that would filter over from the lake, and the additional traffic that would be crossing over to Clinton Rd and throw our neighborhoods all hours of the night. Not to mention the litter in our yards and safety of our children and grandchildren.

Thank you,



1604 Evans Ave  
Loves Park, IL  
815-980-2430

July 9, 2019

City of Loves Park,

Vote No to 7155 Windsor Lake Parkway permit for banquet.  
Parcels 08-32-353-017 & 08-32-352-010.

Our neighborhood would be affected by the permit because of the noise that would filter over from the lake, and the additional traffic that would be crossing over to Clinton Rd and throw our neighborhoods all hours of the night. Not to mention the litter in our yards and safety of our children and grandchildren.

Thank you,

Michael Manning  
1719 Evans Avenue  
Loves Park, IL 61111

July 9, 2019

City of Loves Park,

Vote No to 7155 Windsor Lake Parkway permit for banquet.  
Parcels 08-32-353-017 & 08-32-352-010.

Our neighborhood would be affected by the permit because of the noise that would filter over from the lake, and the additional traffic that would be crossing over to Clinton Rd and throw our neighborhoods all hours of the night. Not to mention the litter in our yards and safety of our children and grandchildren.

Thank you,

Eric Loema  
7403 Orion Street  
Loves Park, IL 61711  
(815) 378-3646  
7/9/19



July 9, 2019

City of Loves Park,

Vote No to 7155 Windsor Lake Parkway permit for banquet.  
Parcels 08-32-353-017 & 08-32-352-010.

Our neighborhood would be affected by the permit because of the noise that would filter over from the lake, and the additional traffic that would be crossing over to Clinton Rd and throw our neighborhoods all hours of the night. Not to mention the litter in our yards and safety of our children and grandchildren.

Thank you,

*Renae Wall*  
*1718 Evans Ave*  
*Loves Park IL*  
*61111*  
*815-375-8507*

July 9, 2019

City of Loves Park,

Vote No to 7155 Windsor Lake Parkway permit for banquet.  
Parcels 08-32-353-017 & 08-32-352-010.

Our neighborhood would be affected by the permit because of the noise that would filter over from the lake, and the additional traffic that would be crossing over to Clinton Rd and throw our neighborhoods all hours of the night. Not to mention the litter in our yards and safety of our children and grandchildren.

Thank you,

Larry C. Wall  
1718 Evans Ave  
Loves Park IL 61111  
815-260-1325

July 9, 2019

City of Loves Park,

Vote No to 7155 Windsor Lake Parkway permit for banquet.  
Parcels 08-32-353-017 & 08-32-352-010.

Our neighborhood would be affected by the permit because of the noise that would filter over from the lake, and the additional traffic that would be crossing over to Clinton Rd and throw our neighborhoods all hours of the night. Not to mention the litter in our yards and safety of our children and grandchildren.

Thank you,

*Junior E. Brooks*  
*1731 Evans ave*  
*Loves Park Ill*  
*61111*

July 9, 2019

City of Loves Park,

Vote No to 7155 Windsor Lake Parkway permit for banquet.  
Parcels 08-32-353-017 & 08-32-352-010.

Our neighborhood would be affected by the permit because of the noise that would filter over from the lake, and the additional traffic that would be crossing over to Clinton Rd and throw our neighborhoods all hours of the night. Not to mention the litter in our yards and safety of our children and grandchildren.

Thank you,



1730 Evans Ave.  
Loves Park, IL 61111  
815-979-5397



July 9, 2019

City of Loves Park,

Vote No to 7155 Windsor Lake Parkway permit for banquet.  
Parcels 08-32-353-017 & 08-32-352-010.

Our neighborhood would be affected by the permit because of the noise that would filter over from the lake, and the additional traffic that would be crossing over to Clinton Rd and throw our neighborhoods all hours of the night. Not to mention the litter in our yards and safety of our children and grandchildren.

Thank you,

Emilee Liskaant  
Emilee Liskaant  
1730 Evans Ave  
Loves Park, IL 60111

July 9, 2019

City of Loves Park,

Vote No to 7155 Windsor Lake Parkway permit for banquet.  
Parcels 08-32-353-017 & 08-32-352-010.

Our neighborhood would be affected by the permit because of the noise that would filter over from the lake, and the additional traffic that would be crossing over to Clinton Rd and throw our neighborhoods all hours of the night. Not to mention the litter in our yards and safety of our children and grandchildren.

Thank you,

Kelly Smith  
1726 Euclid Ave  
Loves Park, IL 61111  
815-494-4069

July 7, 2018

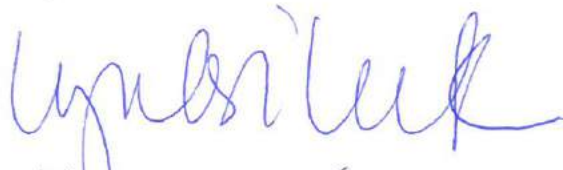
City of Loves Park:

The outside patio at 7155 Windsor Lake Parkway would generate so much noise, as a Windsor Lake neighbor. I am concerned by having a crowd gathering on the deck at that location will allow voices to carry across the lake, and if there was music it would make it even worse. My patio is also on the lake; this would make it impossible for me to enjoy my own patio.

This is a concern for my unit on North Alpine. The reason I am here is for the quiet lake surrounding. This would be so damaging for the lake properties

Please vote no on the permit at 7155 Windsor Lake Parkway, parcel 08-32-353-017 & 08-32-352-010.

Thank you,

  
7270 N. ALPINE #1  
L.P.I.L 61111

July 6, 2018

To whom it may concern,  
City of Loves Park

I am a senior and I purchased a condo off of North Alpine because of the senior population that lives in these buildings. We are a quiet community that loves the patio and decks of our units. The condos overlook the lake during the day and the dark quiet nights are the reasons I purchased the property.

I oppose the business permit at 7155 Windsor Lake Parkway, parcel 08-32-353-017 & 08-32-352-010 because the noise across the lake will make it impossible to have any outside living. I also believe it will bring down our property values. The lights on the outside deck with the noise of people talking and yelling is and will continue to be very disturbing.

Please vote no to this permit.

Thank you,

Marlene Wheeler  
7270 N. Alpine #2  
Loves Park, IL 61111



July 7, 2018


City of Loves Park:

Please do not allow this noisy business that would add to the noise pollution and disturb the ducks, blue herons, geese, many types of birds and animals on the lake. We enjoy our nature on the lake, the voices, music added traffic and lights would have a huge impact on the lake.

~~We are boating on this lake.~~  
~~I live in one of the units on North Alpine, a neighbor across the lake.~~ This would be so damaging for the lake properties, I feel it would bring our property value down and we would no longer be able to enjoy the outside.

Please vote no on the permit at 7155 Windsor Lake Parkway, parcel 08-32-353-017 & 08-32-352-010.

Thank you,

 5757 Whispering Way Loves Park  
IL. 61111 815-670-0656

NOT EVEN IN AREA

July 7, 2018

City of Loves Park:

Please do not allow this noisy business that would add to the noise pollution and disturb the ducks, blue herons, geese, many types of birds and animals on the lake. We enjoy our nature on the lake, the voices, music added traffic and lights would have a huge impact on the lake.

~~we are boating on this lake~~  
~~I live in one of the units on North Alpine, a neighbor across the lake.~~ This would be so damaging for the lake properties, I feel it would bring our property value down and we would no longer be able to enjoy the outside.

Please vote no on the permit at 7155 Windsor Lake Parkway, parcel 08-32-353-017 & 08-32-352-010.

Thank you,

Hope John 5757 Whispering Way  
Loves Park IL 61111  
Jared Zurr (815) 988-7294

NOT EVEN IN AREA

July 5, 2018

To Whom It May Concern:

Noise pollution is my number 1 concern when I think of this permit, it will cause a problem with our condo community on North Alpine across the lake. It will devalue our way of living, property value and the reason many of us seniors have purchased on the lake.

Noise carries across the lake, also the lights on the deck disturbs the quiet dark lake in the evening.

Vote NO to the noise pollution on Windsor Lake.

7155 Windsor Lake Parkway

08-32-353-017 & 08-32-352-010

Permit to allow banquets

Thank you,

*Gary Wheeler*  
*7270 W. Alpine Rd A 2*  
*Love Park, IL 61111*

July 9, 2019

City of Loves Park,

Vote No to 7155 Windsor Lake Parkway permit for banquet.  
Parcels 08-32-353-017 & 08-32-352-010.

Our neighborhood would be affected by the permit because of the noise that would filter over from the lake, and the additional traffic that would be crossing over to Clinton Rd and threw our neighborhoods all hours of the night. Not to mention the litter in our yards and safety of our children and grandchildren.

Thank you,

*Brenda Stromquist*

*1727 Evans Ave*

*815 6337011*



July 9, 2019

City of Loves Park,

Vote No to 7155 Windsor Lake Parkway permit for banquet.  
Parcels 08-32-353-017 & 08-32-352-010.

Our neighborhood would be affected by the permit because of the noise that would filter over from the lake, and the additional traffic that would be crossing over to Clinton Rd and throw our neighborhoods all hours of the night. Not to mention the litter in our yards and safety of our children and grandchildren.

Thank you,

Darvin Lanker  
1715 Evans Ave.  
Loves Park IL 61111  
PH# 815-621-4051

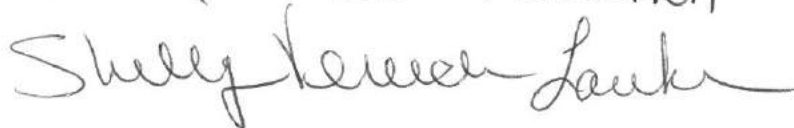
July 9, 2019

City of Loves Park,

Vote No to 7155 Windsor Lake Parkway permit for banquet.  
Parcels 08-32-353-017 & 08-32-352-010.

Our neighborhood would be affected by the permit because of the noise that would filter over from the lake, and the additional traffic that would be crossing over to Clinton Rd and throw our neighborhoods all hours of the night. Not to mention the litter in our yards and safety of our children and grandchildren.

Thank you,

Shelly Vereecken Lawhon  


1715 Evans Ave

Loves Park, IL 61111

815-979-7654

July 7, 2018

City of Loves Park:

Please do not allow this noisy business that would add to the noise pollution and disturb the ducks, blue herons, geese, many types of birds and animals on the lake. We enjoy our nature on the lake, the voices, music added traffic and lights would have a huge impact on the lake.

I live in one of the units on North Alpine, a neighbor across the lake. This would be so damaging for the lake properties, I feel it would bring our property value down and we would no longer be able to enjoy the outside.

Please vote no on the permit at 7155 Windsor Lake Parkway, parcel 08-32-353-017 & 08-32-352-010.

Thank you,

Priscilla Mendez

7250 N Alpine RD Apt #3 Loves Park IL, 61111  
779-772-0114

July 7, 2018

City of Loves Park:

Please do not allow this noisy business that would add to the noise pollution and disturb the ducks, blue herons, geese, many types of birds and animals on the lake. We enjoy our nature on the lake, the voices, music added traffic and lights would have a huge impact on the lake.

I live in one of the units on North Alpine, a neighbor across the lake. This would be so damaging for the lake properties, I feel it would bring our property value down and we would no longer be able to enjoy the outside.


Please vote no on the permit at 7155 Windsor Lake Parkway, parcel 08-32-353-017 & 08-32-352-010.

Thank you,

Janie Delarosa

7260 N Alpine Rd #3

Loves Park, IL 61111



July 7, 2018

City of Loves Park:

Please do not allow this noisy business that would add to the noise pollution and disturb the ducks, blue herons, geese, many types of birds and animals on the lake. We enjoy our nature on the lake, the voices, music added traffic and lights would have a huge impact on the lake.

I live in one of the units on North Alpine, a neighbor across the lake. This would be so damaging for the lake properties, I feel it would bring our property value down and we would no longer be able to enjoy the outside.

Please vote no on the permit at 7155 Windsor Lake Parkway, parcel 08-32-353-017 & 08-32-352-010.

Thank you,

Janice Frost  
7260 N. Alpine Rd #2  
Loves Park, IL 61111  
815-282-0521



July 9, 2019

City of Loves Park,

Vote No to 7155 Windsor Lake Parkway permit for banquet.  
Parcels 08-32-353-017 & 08-32-352-010.

Our neighborhood would be affected by the permit because of the noise that would filter over from the lake, and the additional traffic that would be crossing over to Clinton Rd and throw our neighborhoods all hours of the night. Not to mention the litter in our yards and safety of our children and grandchildren.

Thank you,

*Snippy Salier*

1809 Evans Ave

779-203-6468

City of Loves Park, as a neighbor across Windsor Lake I am concerned about the noise on the outside deck that will echo over the water. This will create a problem with the outside living area and the sound would also penetrate into my living area of my home.

Vote No to 7155 Windsor Lake Parkway permit for banquet.  
Parcels 08-32-353-017 & 08-32-352-010.

Thank you for voting NO.

A handwritten signature in black ink, appearing to read 'Jennifer Andes', with a stylized, flowing script.

Jennifer Andes  
7280 N. Alpine Unit #1  
Loves Park, IL. 61111

July 6, 2018

To Whom It May Concern:

I choose my business location on Windsor Lake Parkway for the fact it was quiet location without traffic and for the security of my clients. My therapeutic massage business success is based on a quiet environment for my clients. I feel like this would all be jeopardized if this permit is allowed. It would cause additional noise at my location not to mention traffic issues. Then there is the result of people loitering in the parking lot, which would be adjacent to the parking lot where my clients park, resulting in a security issue. Please vote no on the permit at 7155 Windsor Lake Parkway as I feel this will have an impact on my business.

Thank you,

*Gina Ruthe*



As a neighbor across Windsor Lake I am concerned about the noise on the deck that will echo over the water. This will create a problem with the outside living area and the sound would also penetrate into my living area of my home.

This would also affect the value of my home.

Vote No to 7155 Windsor Lake Parkway permit for banquet.  
Parcels 08-32-353-017 & 08-32-352-010.

Thank you for voting NO.

Patricia Konstant  
7270 N. Alpine Rd #4/  
LOVES PARK, AL 61111  
815-298-5370  
07-06-18

City of Loves Park, as a neighbor across Windsor Lake I am concerned about the noise on the outside deck that will echo over the water. This will create a problem with the outside living area and the sound would also penetrate into my living area of my home.

Vote No to 7155 Windsor Lake Parkway permit for banquet.  
Parcels 08-32-353-017 & 08-32-352-010.

Thank you for voting NO.

Brittany Coulter  
7260 N. Alpine Rd Unit 1  
Loves Park, IL 61111  
815-904-4033



City of Loves Park, as a neighbor across Windsor Lake I am concerned about the noise on the outside deck that will echo over the water. This will create a problem with the outside living area and the sound would also penetrate into my living area of my home.

Vote No to 7155 Windsor Lake Parkway permit for banquet.  
Parcels 08-32-353-017 & 08-32-352-010.

Thank you for voting NO.

Larry Berger  
7250 N Alpine Rd #4  
Loves Park, IL 61111  
(815) 312-6815

**TWO BEARDS  
7124 Windsor Lake Parkway  
Suite 9  
Loves Park, IL**

**July 8, 2018**

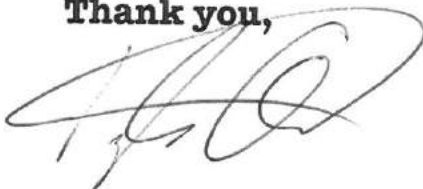
**To Whom It May Concern:**

**Please vote no on the permit at 7155 Windsor Lake Parkway  
as I feel this will have an impact on my business.**

**Two Beards success is based on a quiet environment for my  
clients. I feel like this would all be jeopardized if this permit  
is allowed. It would cause additional noise at my location  
not to mention traffic issues, vandalism and disorderly  
conduct from people loitering in the parking lot, adjacent to  
the parking lot where my clients park and enter into my  
building.**

**Please vote NO to this permit on parcels 08-32-353-017 & 08-  
32-352-010.**

**Thank you,**

A handwritten signature in black ink, appearing to be 'T. Beard', written below the 'Thank you,' text.

July 5, 2018

City of Loves Park,

I think it is important to invest in my community to make it a better and safer place. I feel none of that would be true if you allowed this permit, I would have concerns about disorderly conduct, loud music, rude offensive language screamed across the lake, also the danger of added traffic . The late hours of these banquets would affect my sleep, living and entire being inside and out of my condo. Please do not allow this permit because it would damage our nice quiet condo community and make it unbearable because of the noise that would filter across the lake.

Please vote NO, in order to improve our community and make it a better a safer place. NO to permit at 7155 Windsor Lake Parkway, Loves Park, IL.

Thank you,

Elizabeth Van De Venter  
7280 N. Alpine Rd. #5  
Loves Park, IL 61111  
(815) 639-1361

## Andrew Quintanilla

---

**From:** dlr1710@comcast.net  
**Sent:** Thursday, July 12, 2018 4:41 PM  
**To:** Andrew Quintanilla  
**Subject:** loves-park.il.us: Website Email

Hello Mr Mayor.

I was going to stop in to see you on this but I know you are busy. I recently signed a petition to prevent another establishment from obtaining a liquor license by Windsor Lake. I live on Evans by Clinton Rd. and there are some other older residents as well and I am begging that this does not get passed. I realize the revenue part but we have so far a pretty good neighborhood and we don't want to lose that. We have already dealt with fights and gun fire at the Fusion and although not often even the VFW has had some fights. All due to alcohol. With these places already serving alcohol and knowing how liquid stupid affects people I am also concerned about the lake. Now I also partake in drinks now and then but please do not allow another place for alcohol plus the loud noise for those of us that live close by. Thank you sir. Have a great day

Debbie Raethz  
1710 Evan's Ave  
Loves Park IL 61111  
815 540 3822

Sent from XFINITY Connect Application

7124 Windsor Lake Parkway

July 10, 2018

Our organization choose this location because for the quiet neighborhood and to be able to have outside parking for our members and trailer for our organization.

Please vote **NO** on the permit for 7155 Windsor Lake Parkway. We are concerned with the increase of traffic, noise from music, people celebrating and the loitering in our parking lots which could lead to vandalism.

Thank you,

Joselyn D. McGrath

VP - Statewide 3 Gangers

6448 Old Hunters Run, Rockford

(815) 355-2645

7124 Windsor Lake Parkway

July 10, 2018

Our organization choose this location because for the quiet neighborhood and to be able to have outside parking for our members and trailer for our organization.

Please vote **NO** on the permit for 7155 Windsor Lake Parkway. We are concerned with the increase of traffic, noise from music, people celebrating and the loitering in our parking lots which could lead to vandalism.

Thank you,

Ken Christiansen  
President State Line S Gauge Train Club  
815-218-3957



July 10, 2018

Our organization choose this location because for the quiet neighborhood and to be able to have outside parking for our members and trailer for our organization.

Please vote **NO** on the permit for 7155 Windsor Lake Parkway. We are concerned with the increase of traffic, noise from music, people celebrating and the loitering in our parking lots which could lead to vandalism.

Thank you,

David Pippitt  
3703 Sherbrooke Rd  
Rockford, Ill 61124

July 9, 2019

City of Loves Park,

Vote No to 7155 Windsor Lake Parkway permit for banquet.  
Parcels 08-32-353-017 & 08-32-352-010.

Our neighborhood would be affected by the permit because of the noise that would filter over from the lake, and the additional traffic that would be crossing over to Clinton Rd and throw our neighborhoods all hours of the night. Not to mention the litter in our yards and safety of our children and grandchildren.

Thank you,

Jonathan Stretz  
(815) 633-7011

1727 Evans ave Loves Park, IL  
61111

## Andrew Quintanilla

---

**From:** Greg Jury  
**Sent:** Tuesday, July 10, 2018 8:21 PM  
**To:** Steve Thompson; Nathan Bruck; Andrew Quintanilla  
**Subject:** Fwd: Opposition to Proposed Banquet Permit @ 7155 WLP

Thanks and have a great day!  
Mayor Greg Jury

Begin forwarded message:

**From:** Chris Scott <[chris@chrisscottwellness.com](mailto:chris@chrisscottwellness.com)>  
**Date:** July 10, 2018 at 7:52:34 PM CDT  
**To:** Greg Jury <[GregJury@loves-park.il.us](mailto:GregJury@loves-park.il.us)>  
**Subject:** **Opposition to Proposed Banquet Permit @ 7155 WLP**

I would greatly appreciate your support in **opposing** "A Special Use Permit to allow banquets in the commercial retail (CR) zoning district at 7155 Windsor Lake Pkwy (Parcels 08-32-353-017 & 08-32-352-010). We live at 7139 Windsor Lake Pkwy (WLP), this includes my wife, children and grandchildren. There is a permit pending approval for a banquet facility on WLP. We are concerned that, if approved, the noise, litter and increased traffic will negatively affect our property value, the quality of our lives and the wildlife sanctuary that is registered and overseen by the Rockford Park District.

The current owner (Jeff Tituis) has had numerous events at 7155 WLP without a permit over the past two years that has resulted in noise pollution so loud that we can't even enjoy a family movie because we can't hear it due to the music penetrating the walls of our homes regardless how much we turn up the volume. The noise pollution that is produced during these events has prevented us from being outside on our own deck to enjoy the peace and serenity that the lake and wildlife sanctuary provides. In addition, we have had to pick up litter such as beer bottles in our front yard and emptied vehicle ash trays in our driveways after such events. The speed limit on WLP is supposed to be 15 mph and his patrons speed down WLP at 45 mph or more while we are playing outside with our grandchildren. Therefore, we are greatly concerned for our family's security!

I have worked on Windsor Lake for twenty-five years and have lived on WLP for the past twelve plus years. This much time has made me very familiar with this forty-three acre body of water and it's wildlife that inhabits it. I can honestly say without a doubt that over the past two years I have seen more litter, especially plastics polluting the water and having a negative impact on the wildlife and their habitat. This includes blue heron, wood ducks, mallard ducks, painted box turtles, etc. to name just a few. If I can provide any further information or if you have any questions I can be reached at 815-540-8368.

Again, we would greatly appreciate your support in opposing this permit.

**Christopher S. Mills, BS. LMT. MMP. CES-NASM**  
**Sports Medicine Therapist of Olympic TEAM USA**  
**1752 Windsor Rd. Suite 202, Loves Park, IL 61111**  
**Clinic #815-977-3747/Fax #779-774-3282**  
[www.chrisscottwellness.com](http://www.chrisscottwellness.com)



July 6, 2018

To Whom It May Concern:

I am a neighbor on the other side of the lake and  
Windsor Lake Parkway

This permit would cause additional noise from the outside patio at 7155 Windsor Lake Parkway, over the lake and be a problem with my outside living. Also the noise would be a problem since many events would be until late at night.

Please vote no on the permit at 7155 Windsor Lake Parkway as I feel this will have an impact on my business.

Thank you,

7250 North Apple  
779 425-3625



July 9, 2019

City of Loves Park,

Vote No to 7155 Windsor Lake Parkway permit for banquet.  
Parcels 08-32-353-017 & 08-32-352-010.

Our neighborhood would be affected by the permit because of the noise that would filter over from the lake, and the additional traffic that would be crossing over to Clinton Rd and threw our neighborhoods all hours of the night. Not to mention the litter in our yards and safety of our children and grandchildren.

Thank you,

*Peggie Brooke*

*1731 Evans Ave*

*Loves Park IL 61111*

July 9, 2019

City of Loves Park,

Vote No to 7155 Windsor Lake Parkway permit for banquet.  
Parcels 08-32-353-017 & 08-32-352-010.

Our neighborhood would be affected by the permit because of the noise that would filter over from the lake, and the additional traffic that would be crossing over to Clinton Rd and threw our neighborhoods all hours of the night. Not to mention the litter in our yards and safety of our children and grandchildren.

Thank you,

*Jenny Decker*

*1723 Eves*

*815-328-5556*



July 6, 2018

### City of Loves Park

Business locations are key to the success of businesses in the Loves Park area. Please honor the location of our business by voting No to the permit for 7155 Windsor Lake Parkway. This permit would cause a problem for our company as we have seen an increase of traffic cutting through our work parking lot and business work area from the 7155 location to connect to Clinton Rd. This is also a security issue for the outside of our buildings which may have material and employees working outside our shop. We would also be concerned about vandalism and damage to our property. Please protect the businesses in this area and vote NO to permit at 7155 Windsor Lake Parkway.

Thank you,

Larry Huff <sup>womlc</sup>  
1315 Timothy [7127 CLINTON RD)  
Rockford, IL  
815-505-7589

To the city Government of  
Loves Park.

7-7-18

My name is Debbie Lynn  
Biemann. I know you are  
thinking about giving a  
Permit to a buissnes on the  
Windsor Lake. I am very sure  
something like that will scare  
off wild life + may kill them  
also not to mention the people  
who live there will have there  
lives disrupted in a huge  
way. Plus the Windsor Lake  
will be polluted with God  
knows what. Its so very very  
Beautiful as it is And has  
always been. Im a licence d  
wild life Rehabber And have  
been (6) six years now. I have  
always loved all GODS  
creatures. Im asking you to  
Please dont allow this to go  
on. Please vote No on Permit  
at 7155 Windsor Lake Parkway.  
Thank You so much Debbie J.  
Biemann



My name is Brooke Brauer. I have 10 yrs of expertise in wildlife refuge and rehabilitation in the Winnebago area. When a wildlife area is disturbed by adding more human activity and noise, such as music, traffic and lights the wildlife around that area will be affected.

Animals may choose not to breed or even choose not to exist in that area.

When certain wildlife chooses to leave or relocate it changes the balance of the wildlife in that location. Additional human activities, voices and movements will scare birds, which affects the eating and mating process.

An increase of human activities normally comes with the problem of people littering which can cause



7120 Windsor Lk Prkwy  
Suite 202  
(815) 636-4516

July 8, 2018

City of Loves Park:

My clients feel safe coming to this area, Windsor Lake Parkway has limited traffic and noise.

I feel like this would all be jeopardized if this permit is allowed.

It would cause additional noise at my location not to mention traffic issues, vandalism and disorderly conduct from people loitering in the parking lot, adjacent to the parking lot where my clients park and enter into my building

It is important that my office is quiet in order to make my business a success.

Please vote no on the permit at 7155 Windsor Lake Parkway, parcels 08-32-353-017 & 08-32-352-010, as I feel this will have an impact on my business

Thank you,

A handwritten signature in cursive script, appearing to read "Hank P..." followed by a stylized flourish.

July 6, 2018

To Whom It May Concern:

As a business owner of several of the business buildings on Windsor Lake Parkway, I am opposed to the permit for 7155 Windsor Lake Parkway.

The added traffic would only cause damage to the road, the noise pollution from the events would disturb my renters businesses, along with the devalue of my property.

I would also be concerned with vandalism with the amount of people that would loiter in the parking lot or using my business parking lots as an over flow. Litter would also be an issue.

Vote No on permit for parcels 08-32-353-017 & 08-32-352-010.

Thank you,

A handwritten signature in black ink, appearing to read "Dan R. Jones". The signature is written in a cursive, flowing style with a large initial "D".

July 10, 2018

As a business tenant in a building on Windsor Lake I am opposed to the proposed banquet permit at 7155 Windsor Lake Pkwy. The increased traffic, noise, and disturbance to the peaceful environment would detrimentally affect my business.

Please support my opposition to the banquet permit at 7155 Windsor Lake Parkway.

Thank you,

A handwritten signature in black ink, appearing to read "Lara O'Brien", written in a cursive style.



July 10, 2018

As a business tenant in a building on Windsor Lake I am opposed to the proposed banquet permit at 7155 Windsor Lake Pkwy. The increased traffic, noise, and disturbance to the peaceful environment would detrimentally affect my business.

Please support my opposition to the banquet permit at 7155 Windsor Lake Parkway.

Thank you,

*Christopher A. Miles*

July 10, 2018

As a business tenant in a building on Windsor Lake I am opposed to the proposed banquet permit at 7155 Windsor Lake Pkwy. The increased traffic, noise, and disturbance to the peaceful environment would detrimentally affect my business.

Please support my opposition to the banquet permit at 7155 Windsor Lake Parkway.

Thank you,

Dr. Brittany McMullen

July 10, 2018

As a business tenant in a building on Windsor Lake I am opposed to the proposed banquet permit at 7155 Windsor Lake Pkwy. The increased traffic, noise, and disturbance to the peaceful environment would detrimentally affect my business.

Please support my opposition to the banquet permit at 7155 Windsor Lake Parkway.

Thank you,

*Marianne Hughes, MD*

July 10, 2018

As a business tenant in a building on Windsor Lake I am opposed to the proposed banquet permit at 7155 Windsor Lake Pkwy. The increased traffic, noise, and disturbance to the peaceful environment would detrimentally affect my business.

Please support my opposition to the banquet permit at 7155 Windsor Lake Parkway.

Thank you, 

July 10, 2018

As a business tenant in a building on Windsor Lake I am opposed to the proposed banquet permit at 7155 Windsor Lake Pkwy. The increased traffic, noise, and disturbance to the peaceful environment would detrimentally affect my business.

Please support my opposition to the banquet permit at 7155 Windsor Lake Parkway.

Thank you,

*Bruce Pearson*

July 10, 2018

As a business tenant in a building on Windsor Lake I am opposed to the proposed banquet permit at 7155 Windsor Lake Pkwy. The increased traffic, noise, and disturbance to the peaceful environment would detrimentally affect my business.

Please support my opposition to the banquet permit at 7155 Windsor Lake Parkway.

Thank you,

A handwritten signature in black ink, consisting of a stylized 'J' followed by a long, sweeping horizontal line that ends in a small hook.



July 10, 2018

As a business tenant in a building on Windsor Lake I am opposed to the proposed banquet permit at 7155 Windsor Lake Pkwy. The increased traffic, noise, and disturbance to the peaceful environment would detrimentally affect my business.

Please support my opposition to the banquet permit at 7155 Windsor Lake Parkway.

Thank you,

A handwritten signature in cursive script that reads "Amanda M. Whitehead". The signature is written in dark ink and is positioned below the "Thank you," text.

July 10, 2018

As a business tenant in a building on Windsor Lake I am opposed to the proposed banquet permit at 7155 Windsor Lake Pkwy. The increased traffic, noise, and disturbance to the peaceful environment would detrimentally affect my business.

Please support my opposition to the banquet permit at 7155 Windsor Lake Parkway.

Thank you,

A handwritten signature in cursive script, reading "Matthew J. Sullivan". The signature is written in dark ink and is positioned below the "Thank you," text.

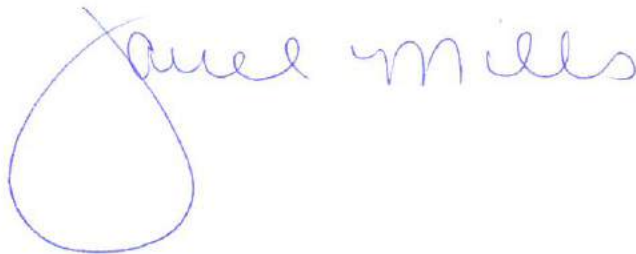
July 9, 2019

City of Loves Park,

Vote No to 7155 Windsor Lake Parkway permit for banquet.  
Parcels 08-32-353-017 & 08-32-352-010.

Our neighborhood would be affected by the permit because of the noise that would filter over from the lake, and the additional traffic that would be crossing over to Clinton Rd and throw our neighborhoods all hours of the night. Not to mention the litter in our yards and safety of our children and grandchildren.

Thank you,

 Daniel Mills

July 10, 2018

As a business tenant in a building on Windsor Lake I am opposed to the proposed banquet permit at 7155 Windsor Lake Pkwy. The increased traffic, noise, and disturbance to the peaceful environment would detrimentally affect my business.

Please support my opposition to the banquet permit at 7155 Windsor Lake Parkway.

Thank you,

Nick Oringo

July 10, 2018

As a business tenant in a building on Windsor Lake I am opposed to the proposed banquet permit at 7155 Windsor Lake Pkwy. The increased traffic, noise, and disturbance to the peaceful environment would detrimentally affect my business.

Please support my opposition to the banquet permit at 7155 Windsor Lake Parkway.

Thank you,

A handwritten signature in cursive script, appearing to read "Jennifer Hub". The signature is written in dark ink and is positioned below the "Thank you," text.

Recommended Findings of Fact of City Staff based on the information provided by the applicant

**Findings as Required by Loves Park Ordinance** - Each enumerated finding must be met before a petition for a special use may be approved.

Mark "Yes," if the findings have been considered and found to be relevant and true. Mark "No," if the findings have been considered and found to be not true. If you mark "No," please explain why in the space provided below each finding. Mark "N/A," if the findings are not applicable to the situation.

**Location: 7155 Windsor Lake Parkway**

Staff ZBA

- 1 YES \_\_\_\_\_ The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

*Staff sees that it is unlikely that the special use will be detrimental to the area. The property was used built as a supper club many years ago. The area has changed over the years, however, the use will not adversely affect businesses or residents in the area. The use is by appointment and the frequency of use for the facility will take place primarily on weekends. No bands or outside music will be taking place at this location. On occasion, ambient music may be played as background music for receptions, but nothing that would negatively impact the residences in the area.*

Reason:

- 2 YES \_\_\_\_\_ The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish and impair property values within the neighborhood.

*The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity. The use is permitted by special use. The use will not likely impose injury to adjacent businesses, or residents. The use will take place primarily in the evenings, so businesses will not likely be affected. It is likely that there will be increased traffic to the area, but residents are already affected by traffic in the area during the day due to existing businesses established in the vicinity. The event company will have scheduled events throughout the year. These types of businesses do not always have events every weekend. The space provided will not always be hosting receptions. The space will be available for business uses during the day, for smaller events such as showers, anniversaries, and holiday occasions. Staff sees the use as a low impact use given the location and visibility. It is not ideally situated in an area, where the interest will command high usage of the facility.*

Reason:

- 3 YES \_\_\_\_\_ The establishment of the special use will not impede the normal orderly development and improvement of the surrounding property for uses permitted in the district.

*The establishment of the special use will not impede the normal orderly development and improvement of the surrounding property for uses permitted in the district. This is an older business district in the City. The use is not an inherent use, but the area is zoned for higher impact uses for the zoning district. Compared to uses already permitted such as liquor stores, restaurants, motels, shopping centers with multiple uses, or bars, this use would have less of a direct impact to existing surrounding uses.*

Reason:



4 N/A Adequate utilities, access roads, drainage and/or necessary facilities have been, are being, or will be provided.

*Reason:*

5 N/A Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.

*Reason:*

6 YES The special use shall, in all other respects, conform to the applicable regulations of the district in which it is located. The zoning officer shall forward the board of appeal's decision and records to the city council within ten days after action or within 45 days from the date of the public hearing if no action has been taken by the board of appeals.

These findings are based on staff interpretation of the required findings necessary for approval of a Special Use Permit. The Zoning Board of Appeals must indicate whether or not all the findings have been considered to substantiate the approval of a special use.

These findings have been adopted as the official Findings of Fact for the City of Loves Park, Zoning Board of appeals agenda item: 7155 Windsor Lake Parkway

Banquet Facility

Parcels: 08-32-352-010 & 08-32-353-017

**Chairman**  
Alise Howlett

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date



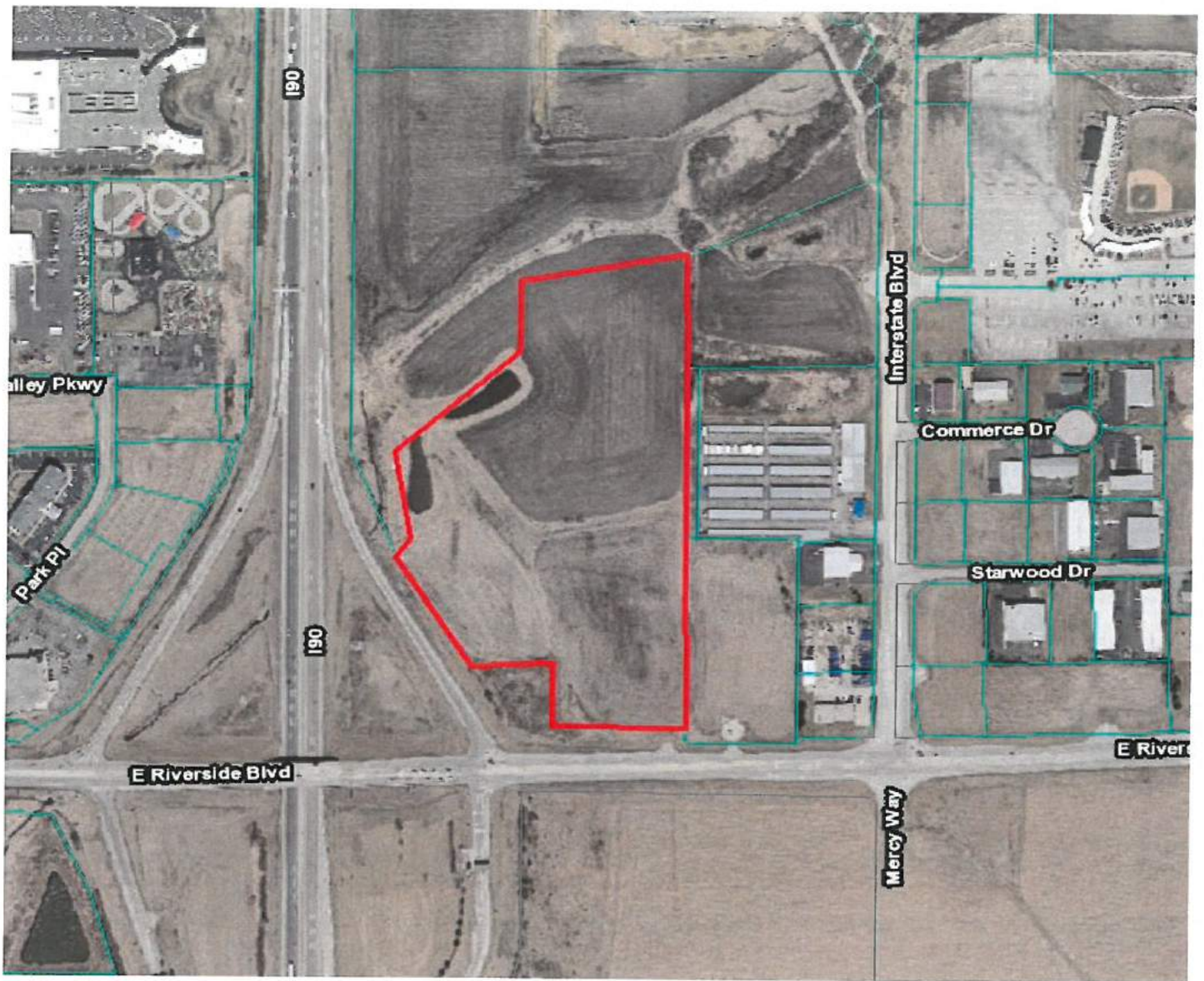
## ZONING BOARD OF APPEALS

### Community Development Department

Date: July 6, 2018

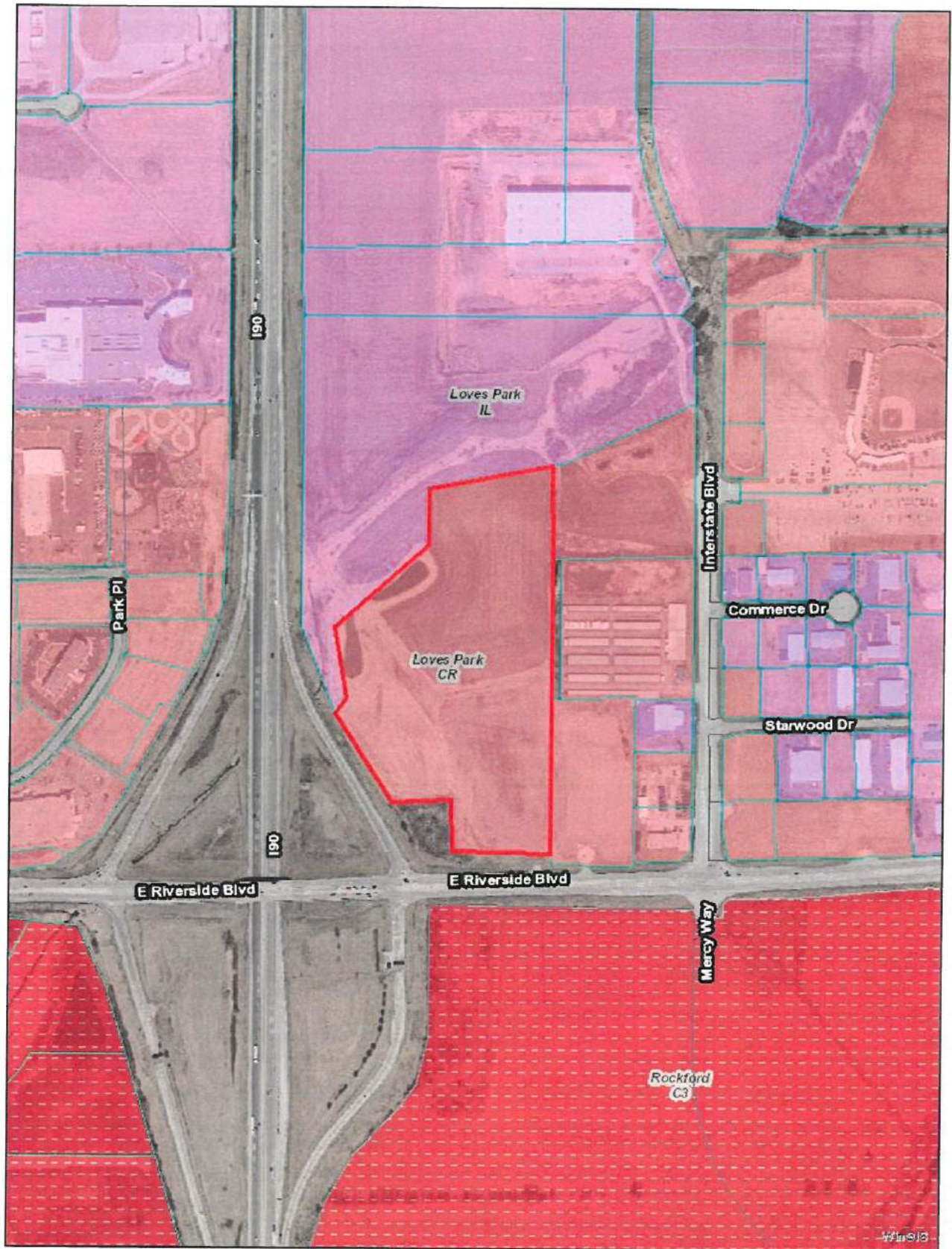
**SUBJECT:** A Special Use Permit for a gas station in the CR (Commercial Retail) Zoning District.

<b>SYNOPSIS:</b>	The applicant is developing the property and would like to include a gas station as part of the development
<b>LOCATION:</b>	7900 E. Riverside Boulevard
<b>ZONING DISTRICT:</b>	North CR (Commercial Retail) South R3A (Four-family Residential) East IL (Light Industrial) West CR (Commercial Retail)
<b>BACKGROUND INFORMATION:</b>	<p>The applicant plans to open a commercial retail establishment with a gas station. The gas station requires a Special Use Permit for this zoning district.</p> <p>The project requires landscaping. The landscaping being provided exceeds the requirements for this development. The landscape requirement has been satisfied.</p> <p>The project requires 740 parking stalls, of which, 14 shall be accessible. All drive aisles have been observed with the appropriate distances. Parking for all uses has been satisfied.</p>
<b>RECOMMENDATION:</b>	<p><b>Approval with conditions</b> - Special Use Permit for a gas station in the CR (Commercial Retail) Zoning District.</p> <p><b>Conditions:</b></p> <ol style="list-style-type: none"><li>1. The Special Use Permit expires with the change in property ownership, or discontinuance of the Costco Wholesale establishment.</li><li>2. The development of the property shall comply with the East Riverside/I-90 Overlay District.</li><li>3. No outside storage of merchandise for sale shall be permitted.</li></ol>
<b>ATTACHMENTS:</b>	(See attachments)
<b>VOTE:</b>	APPROVAL / DENIAL / TABLED
<b>CONDITIONS:</b>	
<b>AUDIENCE COMMENTS:</b>	



Parcel Number:	12-02-226-002
Property Address:	7900 E. Riverside Boulevard
Petitioner:	Costco Wholesale Corporation 2311 w. 22 <sup>nd</sup> Street, Ste 208 Oak Brook, Illinois 60523
Property Owner:	Interstate Boulevard Property, LLC 330 Spring Creek Road Rockford, Illinois 61107







Botanical Name	Common Name	Size	Form	Spacing	# at 4' x 4' Spacing
<b>CANOPY TREES - 11' TREES</b>					
Acer glaberrimum	Smooth-barked maple	2.5' Cal	B&B	Full, well-branched, single central leader	47' x 39'
Acer glaberrimum	Red-barked maple	2.5' Cal	B&B	Full, well-branched, single central leader	47' x 39'
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<b>CONFEROUS EVERGREENS - 14' TREES</b>					
Abies balsamea	White fir	6' H	B&B	Well-branched, multi-stem, Min. 3 stems	20' x 15'
Abies balsamea	White fir	6' H	B&B	Well-branched, multi-stem, Min. 3 stems	20' x 15'
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Abies balsamea	White fir	6' H	B&B	Well-branched, multi-stem, Min. 3 stems	20' x 15'

**PROJECT DATA**

**CLIENT:** COSTCO WHOLESALE  
999 LAKE DRIVE  
ISSAQUAH, WA 98027

**PROJECT ADDRESS:** NEC OF RIVERSIDE BLVD & I-90  
LOVES PARK, IL

**SITE DATA:**  
TOTAL SITE AREA: 16.10 ACRES (701,430 SF)  
CITY OF LOVES PARK

**JURISDICTION:** CITY OF LOVES PARK

**ZONING:** CR RETAIL COMMERCIAL DISTRICT

**USE:** RETAIL  
SPECIAL USE: AUTOMOBILE FUEL STATION

**BOUNDARIES INFORMATION:** THIS PLAN HAS BEEN PREPARED BY MG2 USING CAD FILES PROVIDED BY INTREPID PROPERTIES, INC. DATED MARCH 31, 2018

**BUILDING DATA:**  
TOTAL BUILDING FOOTPRINT AREA: 150,856 SF  
INCLUDES: WAREHOUSE MAIN LEVEL  
ENCLOSED CANOPY

**PARKING DATA:**  
TOTAL PARKING: 750 STALLS  
INCLUDES:  
① 10' WIDE STALLS  
② ACCESSIBLE STALLS  
NUMBER OF STALLS PER 1000 SF OF BUILDING AREA: 4.78 STALLS

**NOTES:** EXISTING CONDITIONS TO BE FIELD VERIFIED.



**Costco WHOLESALE**  
LOVES PARK, IL

**MG2**  
18-5114-01  
JUNE 11, 2018  
CONCEPT SITE PLAN  
DD111-02

**CONCEPT SITE PLAN**  
JUNE 11, 2018



Print this page



## General Parcel Information

Parcel Number  
12-02-226-002

Alternate Parcel Number

## Legal Description



**Recommended Findings of Fact of City Staff based on the information provided by the applicant**

**Findings as Required by Loves Park Ordinance** - Each enumerated finding must be met before a petition for a special use may be approved.

Mark **"Yes,"** if the findings have been considered and found to be relevant and true. Mark **"No,"** if the findings have been considered and found to be not true. If you mark **"No,"** please explain why in the space provided below each finding. Mark **"N/A,"** if the findings are not applicable to the situation.

**Location: 7900 E. Riverside Boulevard**

Staff      ZBA     

- 1 YES      The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

*Staff sees that it is unlikely that the special use will be detrimental to the area. The property is vacant. There has been interest in developing the surrounding area, given the construction of a new hospital. The property is located in a highly traveled area. There is no residential housing in the vicinity that should adversely affect residents. The area is wholly developed for commercial or light industrial uses. The establishment of this use will likely compliment existing and future uses slated for development later this year.*

*Reason:*

- 2 YES      The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish and impair property values within the neighborhood.

*The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity. The property is zoned for commercial development. The area is host to a number of commercial, and light industrial uses. The development of the property will likely improve the values of properties in the vicinity, and will provide a significant amount of landscaping which will drastically improve the overall aesthetic to the area. The use will compliment future development and provide a necessary service to this are of the city where the services are not provided.*

*Reason:*

- 3 YES      The establishment of the special use will not impede the normal orderly development and improvement of the surrounding property for uses permitted in the district.

*The establishment of the special use will not impede the normal orderly development and improvement of the surrounding property for uses permitted in the district. This is a part of the City that is undergoing significant development. The development will be required to meet the requirements of the Overlay District for development. This will require the owner to adhere to higher standards for landscaping, lighting, and building materials, and design aesthetics. It also requires the owner to implement pedestrian friendly walk ways which will eventually*

*Reason:*

- 4 YES      Adequate utilities, access roads, drainage and/or necessary facilities have been, are being, or will be provided.

*Adequate utilities, access roads, drainage and/or necessary facilities have been, are being, or will*

*be provided. The applicant has been working with the Department of Community Development to finalize the details of access, and relevant drainage issues for this project. The development for this project will not move forward until all aspects of access, drainage, and utilities have been approved.*

*Reason:*

- 5 YES Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.

*Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets. The applicant has had several meetings with the City to develop appropriate ingress/egress that will aide in the prevention of congestion as part of the development and proposed uses.*

*Reason:*

- 6 YES The special use shall, in all other respects, conform to the applicable regulations of the district in which it is located. The zoning officer shall forward the board of appeal's decision and records to the city council within ten days after action or within 45 days from the date of the public hearing if no action has been taken by the board of appeals.

These findings are based on staff interpretation of the required findings necessary for approval of a Special Use Permit. The Zoning Board of Appeals must indicate whether or not all the findings have been considered to substantiate the approval of a special use.

These findings have been adopted as the official Findings of Fact for the City of Loves Park, Zoning Board of appeals agenda item: 7900 E. Riverside Boulevard  
Gas station

**Chairman**  
Alise Howlett

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date