



AGENDA
LOVES PARK ZONING BOARD OF APPEALS
March 19, 2020
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 February 20, 2020 meeting
3. Report from the Zoning Office - None
4. Unfinished business – None
5. New business –
 - A. 1736 E. RIVERSIDE BOULEVARD – A Variance from a required 500' separation from a single family dwelling for a monopole cellular structure to a requested 450' separation from a single family dwelling for a monopole cellular structure in the CR (Commercial Retail) Zoning District.
 - B. 1736 E. RIVERSIDE BOULEVARD – A Special Use Permit to allow a 70' monopole cellular structure in the CR (Commercial Retail) Zoning District.
 - C. 6245 N. SECOND STREET – A Special Use Permit for a car wash establishment in the CR (Commercial Retail) Zoning District.
6. Public participation & comment
7. General discussion
8. Adjournment

Andrew Quintanilla
Zoning Officer

MINUTES OF THE LOVES PARK ZONING BOARD OF APPEALS
THURSDAY, FEBRUARY 20, 2020
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: ALISE HOWLETT, DENNIS HENDRICKS, CATHY NELSON,
BRIAN KERN, SHAWN NOVAK, LYNDI TOO HILL,
BEN DANIELSON

OTHERS PRESENT: ANDREW QUINTANILLA – ZONING OFFICER
STEVE THOMPSON – PUBLIC WORKS/COMMUNITY
DEVELOPMENT DIRECTOR
ATTORNEY PHIL NICOLOSI
SHEILA MILLS – SECRETARY

Chairman Howlett announced that the next Community Development Committee meeting is scheduled for Monday, March 2, 2020 at 6:15 p.m.

Mr. Thompson introduced a new member, Ben Danielson to the Zoning Board of Appeals.

2. MINUTES

Mrs. Nelson moved to approve the minutes from the meeting held December 19, 2019.
Second by Mr. Hendricks. Motion carried by voice vote.

3. ZONING OFFICE REPORT

None

5. UNFINISHED BUSINESS

- A. **TEXT AMENDMENT – A TEXT AMENDMENT TO ALLOW CAR DEALERSHIPS AS A PERMITTED USE BY SPECIAL USE PERMIT IN THE CR ZONING AND N. SECOND STREET OVERLAY DISTRICTS.**

No Objectors present.

Mrs. Nelson moved to approve a text amendment to allow car dealerships as a permitted use by Special Use Permit in the CR Zoning and N. Second Street Overlay Districts.
Second by Mrs. Toohill.

MOTION APPROVED 6-0

- B. **5312/5400 N. SECOND STREET – SPECIAL USE PERMIT TO ALLOW AN AUTOMOBILE SALES AND SERVICE STATION WITH INTERIOR AND EXTERIOR AUTOMOBILE SALES AREAS IN THE CR AND N. SECOND STREET OVERLAY DISTRICTS.** Appropriate notice has been given.

Chris Logli, Attorney, 6833 Stalter Drive, Rockford IL and Dave Sockness, Stenstrom Co. 2422 Center Street, Rockford, IL were sworn in representing the Petitioner, Mad II, LLC/Kar Korner.

Mr. Logli indicated that they are requesting a Special Use Permit as they would like to relocate the existing car lot at 4925 N. Second Street to the proposed location.

No Objectors present.

Mrs. Novak moved to approve a Special Use Permit to allow an automobile sales and service station with interior and exterior automobile sales areas in the CR and N. Second Street Overlay Districts for the property known as 5312/5400 N. Second Street, with the following conditions:

1. The Special Use Permit shall expire with the change in property ownership, change in business ownership, or discontinuance of the automobile sales business.
2. Business signage shall meet the requirements of Article VI, Section 102-284, subject to the limitations in the N. Second Street Overlay District.
3. All areas utilized for driving or parking must be paved with a dust free hard impervious surface within 1 year of approval of the Special Use. Such material shall be approved by the City prior to installation. All customer, employee, and sales area shall be striped and outlined before the business opens to the public. Vehicles for sale shall be parked in the designated sales areas observing vehicle circulation on both parcels at all times. The sales areas shall be further defined with the appropriate striping around these areas, and no internal striping shall be required within these defined sales areas.
4. Vehicles for sale shall only be permitted in the designated parking areas as identified on the site plan for both passenger and non-passenger vehicles, while observing all of the required vehicle circulation at all times.
5. There shall be no storage of the owner or employees personal or recreational vehicles, which includes campers, trailers, rv's, aquatic items, boats, or any other items not associated with the business.
6. The business shall be limited to the sale of passenger motor vehicles only. No vehicles that requires a Commercial Drivers License (CDL) to operate shall be permitted to be stored or for sale on either lot.
7. Signage shall only be permitted to be placed on the inside of the rear passenger window on paper, indicating price, option, and other relevant information. Signage for the year, model, and price shall be permitted on the front passenger windshield with the use of manufactured professional appearing letters and numbers for any vehicle for sale.
8. Loading and unloading of vehicles shall only be permitted in the rear of the building.
9. No vehicle repair shall be permitted. All vehicles shall be operable and maintained in a good state of repair.
10. The installation of a dumpster enclosure shall be coordinated with staff, and be installed with the development of Phase 1. The enclosure shall be in place before the business opens to the public. The site-obscured fence shall be installed as part of Phase 1.
11. The landscaping requirement, with the 2 foot stacked limestone, shall be acceptable to satisfy the N. Second Street Overlay District requirement. The owner will be required to remove asphalt for the landscape buffer, curb all sides of the buffer and interior landscape areas. The landscape plan, as presented, is acceptable, however, any changes shall be approved by city staff as part of an administrative review. The owner will be responsible for the maintenance, repair, and replacement of all landscaping materials. The plan materials and landscaped bed areas shall be tended and maintained in a healthy growing condition and free from refuse, debris and weeds at all times.

12. Staff was made aware that the property owner has plans being reviewed by the site developer for Phase 2 of the development. In the interest of ensuring that the development occurs in a timely manner, staff recommends that the plans for Phase 2 be submitted to the Community Development Department within 1 year of approval of the Special Use.
13. The business shall not be “buy here, pay here” establishment. Financing shall be secured from an independent off-site third party.
14. The Special Use Permit shall expire after 1 year of approval. The owner shall be required to renew the Special Use Permit before its expiration.

Second by Mrs. Nelson. The findings of the facts have been met and discussed in accordance with the zoning recommendations provided.

MOTION APPROVED 6-0

6. NEW BUSINESS

- A. 4075 MULFORD ROAD – SPECIAL USE PERMIT FOR A GOLF CART SALES, AND REPAIR SERVICE, RETAIL PRINTING, WITH A SMALL OUTSIDE SALES DISPLAY AREA, AND OUTSIDE STORAGE IN THE CR ZONING DISTRICT.** Appropriate notice has been given.

Matt Dahm, 4075 Mulford Road, Loves Park, IL was sworn in as Petitioner. Mr. Dahm indicated that he is requesting a Special Use Permit so he can relocate his existing golf cart business to this Location.

No objectors present.

Mrs. Nelson moved to approve a Special Use Permit for a golf cart sales, and repair service, retail printing, with a small outside sales display area, and outside storage in the CR Zoning District for the property known as 4075 Mulford Road, with the following conditions:

1. The Special Use Permit shall expire with the discontinuance of the golf cart establishment, or change in business ownership, or change in property ownership.
2. The Special Use Permit shall be revoked with verified complaints from adjacent businesses, residents or local authorities.
3. Only golf carts shall be on display in the area designated for golf cart display. No parking in the right-of-way, on the grass, or other areas shall be permitted for display. Trailers shall be stored behind the fence.
4. No exterior merchandise shall be on display outside of the building.
5. The owner shall work with staff to coordinate replacement/relocation, before the business opens to the public.
6. The existing pylon sign shall be allowed to be refaced, with regular maintenance only. No further additions shall be permitted.
7. No banners, promotions, or manufacture displays shall be displayed on the fence.
8. A site obscured dumpster enclosure shall be installed on or before May 31, 2020. Efforts shall be coordinated with staff.
9. There shall be no storage of the owner or employees personal vehicles, trailers, campers, rv's, or recreational aquatic items stored on the property.
10. All repair work and wrapping shall be performed inside of the building.

Second by Mr. Kern. The findings of the facts have been met and discussed in accordance with the zoning recommendations provided.

MOTION APPROVED 6-0

7. PUBLIC PARTICIPATION AND COMMENT

None

8. General Discussion

None

Mr. Kern that the meeting be adjourned. Second by Mrs. Novak. Motion carried by voice vote.
The meeting adjourned at 6:20 p.m.

Sheila Mills, Secretary



ZONING BOARD OF APPEALS

Community Development Department

Date: March 9, 2020

SUBJECT: A Variance from a required 500' separation from a single family dwelling for a monopole cellular structure to a requested 450' separation from a single family dwelling for a monopole cellular structure in the CR (Commercial Retail) Zoning District.

SUBJECT: A Special Use Permit to allow a 70' monopole cellular structure in the CR (Commercial Retail) Zoning District.

SYNOPSIS: Applicant wants to establish a new cellular structure to improve mobile cellular service to the area.

LOCATION: 1736 E. Riverside Boulevard

COMPREHENSIVE PLAN: The City of Loves Park Comprehensive Plan identifies the area for the use of commercial retail.

ZONING DISTRICT:

North	CR (Commercial Retail)
South	CR (Commercial Retail)
East	CR (Commercial Retail)
West	CR (Commercial Retail)

**PROPERTY
INFORMATION AND
RELEVANT FACTS:**

The property owner would like to lease a portion of the northern half of the parcel to DRA Properties, for a proposed 70 foot monopole tower, which is only permitted by special use.

The applicant, DRA Properties, has provided sufficient information regarding the need for the monopole and supporting documentation that identifies coverage in this area. The information provided, also speaks to other existing locations, that will not support their needs for coverage as they are presently utilizing the structures or they are out of range and do not supply coverage to the area.

The monopole cellular tower is required to be located a minimum of 500 feet from the nearest outside wall of any single family dwelling. The nearest single family home is across Riverside Boulevard in the Rockford.

The applicant has limited capacity to meet service for this area, and will be required to provide antennas for other providers who also lack service in this area. Given the distance restrictions, the need for coverage in this area, and FCC regulations that oversee bandwidth capacities for mobile devices, the 450 feet setback from the nearest single family home should not be problematic in this area where there is very low residential development. Additionally, the approval will enhance cellular mobility for emergency services, as they rely heavily on the use of mobile devices.

Landscaping

DRA Properties will be installing an 6 foot privacy fence with landscaping. The landscaping required was not provided with the petition, but will be installed as part of

the permitting. Staff recommends a combination of Arborvitae and Pines along the north and eastern fence line to visually soften the ground level impact of the tower to this area.

Findings

Staff finds that the proposed cell tower will have some adverse effect on the area or zoning district. It does not appear likely to negatively impact property values. The establishment of the special use should enhance cellular service for mobile users, and emergency services in this area.

RECOMMENDATION:

Approval - A Variance from a required 500' separation from a single family dwelling for a monopole cellular structure to a requested 450' separation from a single family residential dwelling for a monopole cellular structure in the CR (Commercial Retail) Zoning District.

RECOMMENDATION:

Approval - A Special Use Permit to allow a 70' monopole cellular structure in the CR (Commercial Retail) Zoning District.

Conditions:

1. The tower must provide for future co-location of 2 additional cellular company antennas.
2. There shall be a mounded landscape area with some combination of pines and arborvitae that conceals the northern and eastern boundaries of the fence. The landscape plan shall be included with the permitting process. The owner will be responsible for the maintenance repair and replacement of all landscape materials. The plant materials and landscape bed areas shall be tended and maintained in a healthy growing condition and free from refuse, debris, and weeds at all times.
3. The monopole or any of the antennas shall not exceed a height of 70 feet.
4. The interior fence area shall be concrete.

APPROVAL / DENIAL / TABLED

ATTACHMENTS:

See attachments

Vote:

**AUDIENCE
COMMENTS:**



Parcel Number:	12-05-251-008
Zoning:	CR (Commercial Retail)
Property Address:	1736 E. Riverside Boulevard
Property Owner:	Joseph Montalvo 698 Stonemint Drive Roscoe, Illinois 61073
Petitioner:	DRA Properties, LLC 343 Kirkwood Road, Ste 5 Kirkwood, MO 63122

DRA Properties, LLC
343 Kirkwood Rd, Suite 5,
Box 220130
Kirkwood, MO 63122

DRA Properties, LLC, is an agent for Verizon Wireless who desires a cell site at 1736 E. Riverside Blvd, Loves Park, IL 61111.

Verizon Wireless' network engineers have identified the area around Alpine & Riverside with poor coverage and capacity for wireless devices. This area is forecasted to degrade further without a new cell site to provide capacity and coverage. The network engineer provided the attached radio frequency propagation map to depict the existing coverage in Loves Park verse proposed coverage with the new site. The new site will also off-load capacity from neighboring cell sites, enhancing the entire network in Loves Park. The outcome will fewer dropped calls and enhanced data speeds.

The candidate was selected since it offered separation and concealment from residential neighborhoods, yet, will provide coverage for residents who continue to drop their primary landline to use cell phones exclusively. In addition, over 80% of E911 calls are made over the cellular network and additional sites will enhance the ability of emergency responders to identify the caller's location.

In this case, we were unable to find an existing structure that would fulfill the requirements of the network engineers and so we are seeking a Special Use Permit for a new tower at 1736 E. Riverside Blvd.

The tower at the Fire Station near Walmart and the water tower on Windsor Road are too far from our search area and will not help Alpine & Riverside (Verizon has antennas on the Windsor Water Tower). Verizon's existing cell sites are over 1 mile from this site. This site on Riverside will off-load the existing cell sites in Loves Park making the network more reliable.

The primary coverage area will extend between ½ mile and 1 mile from this site.

The site will be built for 4G but will have the capability to be upgraded to 5G. We also will design our tower to accommodate other telecom tenants (AT&T, T-Mobile, etc) which reduces need for towers in other locations.

Site Manager	Address	Site ID	Distance from SARF	Why it's not a good candidate	Contact Name	Contact Phone
Crown Castle International	540 LOVES PARK DR.	875687	MP - 1.39mi very slightly SW	Open Levels 30'-127' - Very Tight Compound - Out of the search ring for coverage area	Small Cell Sales Contact	(877) 486-9377
MIDWEST TOWER LEASING INC	5290 Nimtz Road	1242256	SST - 1.46mi slightly NE	Microwave Dishes installed on the tower - Out of the search ring for coverage area		
AMERICAN TOWER CORP	7430 Edward Drive	303738	MP - .84 mi slightly NE	Very Tight Compound and tower is crowded - Out of the search ring for coverage area		
SBA COMMUNICATIONS		IL08917-A	MP - 1.46mi very slightly NE - space In the compound			
				Out of the search ring for coverage area by too much		
AMERICAN TOWER CORP	4500 Spring Creek Road	VZW-08013	MP - 1.45mi S and already on the tower			
				VzW Already Occupied		

Tower Center
42°19'8.21"N
89°01'36.7"W



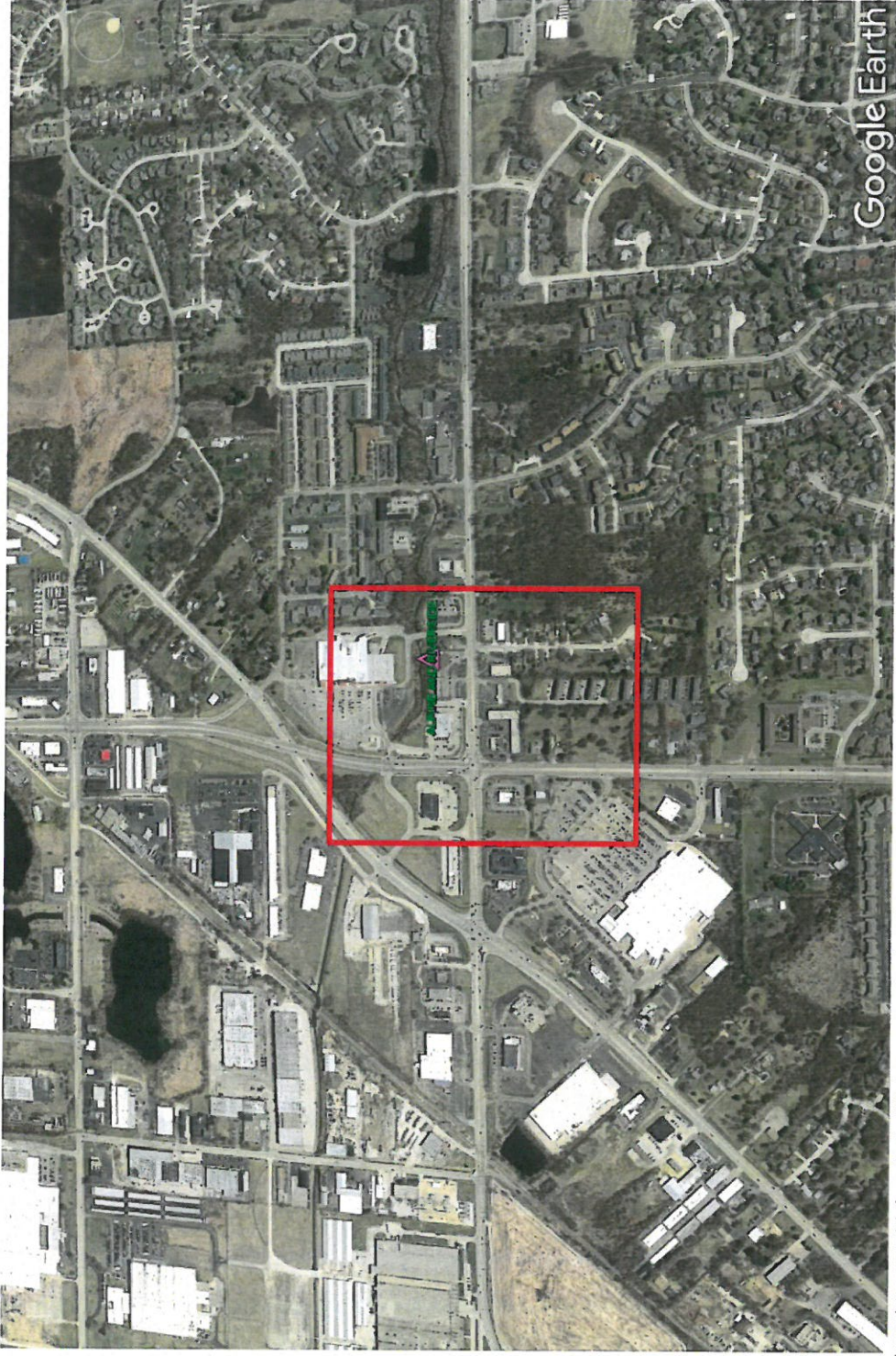
Alpine & Riverside
70' Monopole Photo Simulation
Photo Location Map





Proposed Site Summary

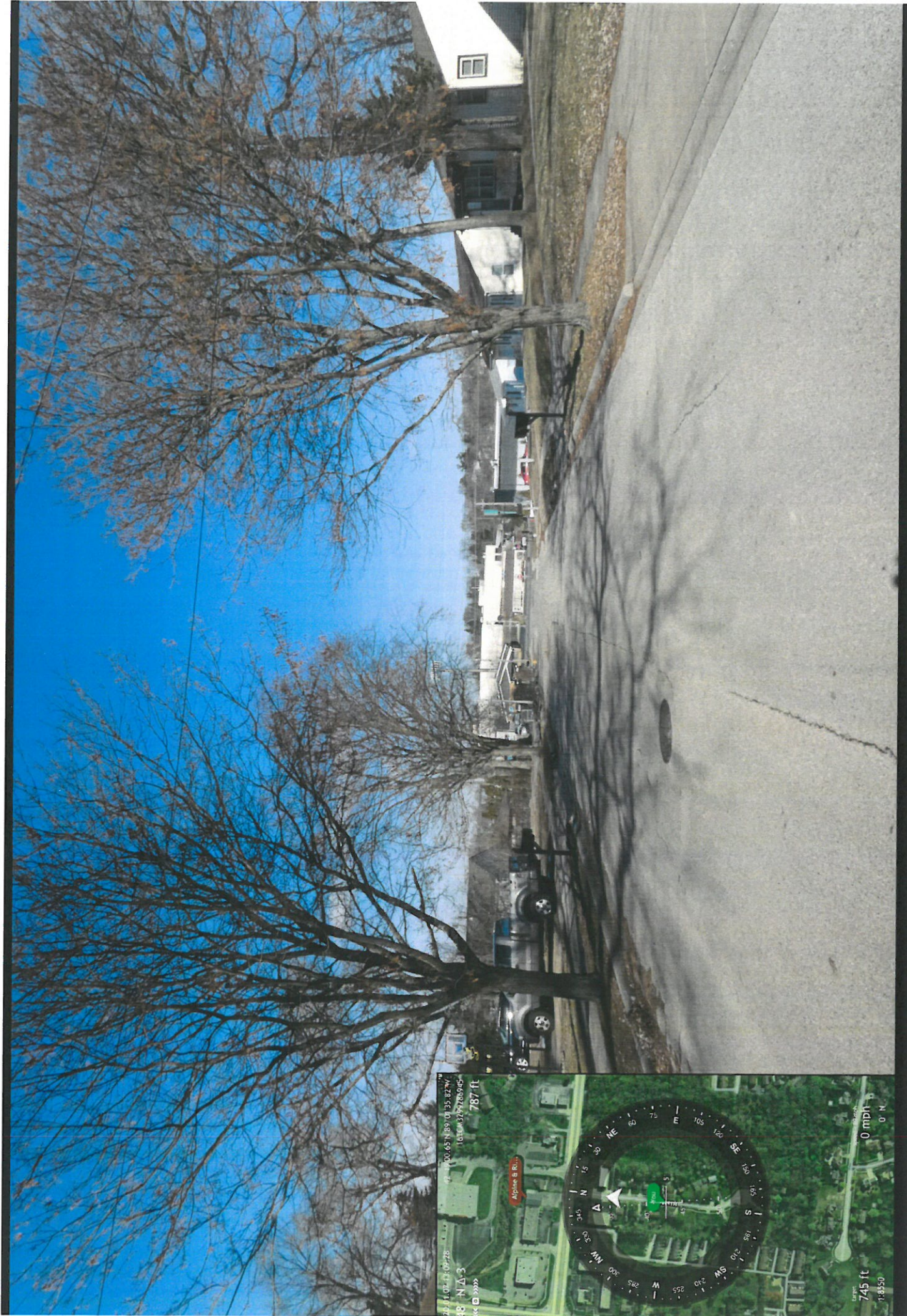
The area under consideration is needed to provide capacity and reliable In Building coverage to the intersection of Alpine and Riverside.





Alpine & Riverside
70' Monopole Photo Simulation
Photo Location #1





Alpine & Riverside
70' Monopole Photo Simulation
Photo Location #2





Photo taken from Google Street
View at approximate location of
Location #2 during Summer time

Alpine & Riverside
70' Monopole Photo Simulation
Photo Location #2





Alpine & Riverside
70' Monopole Photo Simulation
Photo Location #3



Know what's below.
Call before you dig.
1-800-327-5544
1-800-485-5820



Site Location Plan



CERTIFICATION:
**PRELIMINARY
NOT FOR
CONSTRUCTION**

RELEASE DATE	
09-30-19	PRELIMINARY SITE PLAN
10-22-19	PRELIMINARY SITE PLAN
01-15-20	PRELIMINARY SITE PLAN

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DRAWN BY: ZOE
CHECKED BY: MIA

SITE NAME:
**ALPINE &
RIVERSIDE
CELL SITE**

SITE ADDRESS:
**EAST RIVERSIDE BLVD,
LOVES PARK, IL 61111**

SHEET TITLE:

SITE LOCATION PLAN

FILE PROJECT NO.:

SHEET NO.:

C-1

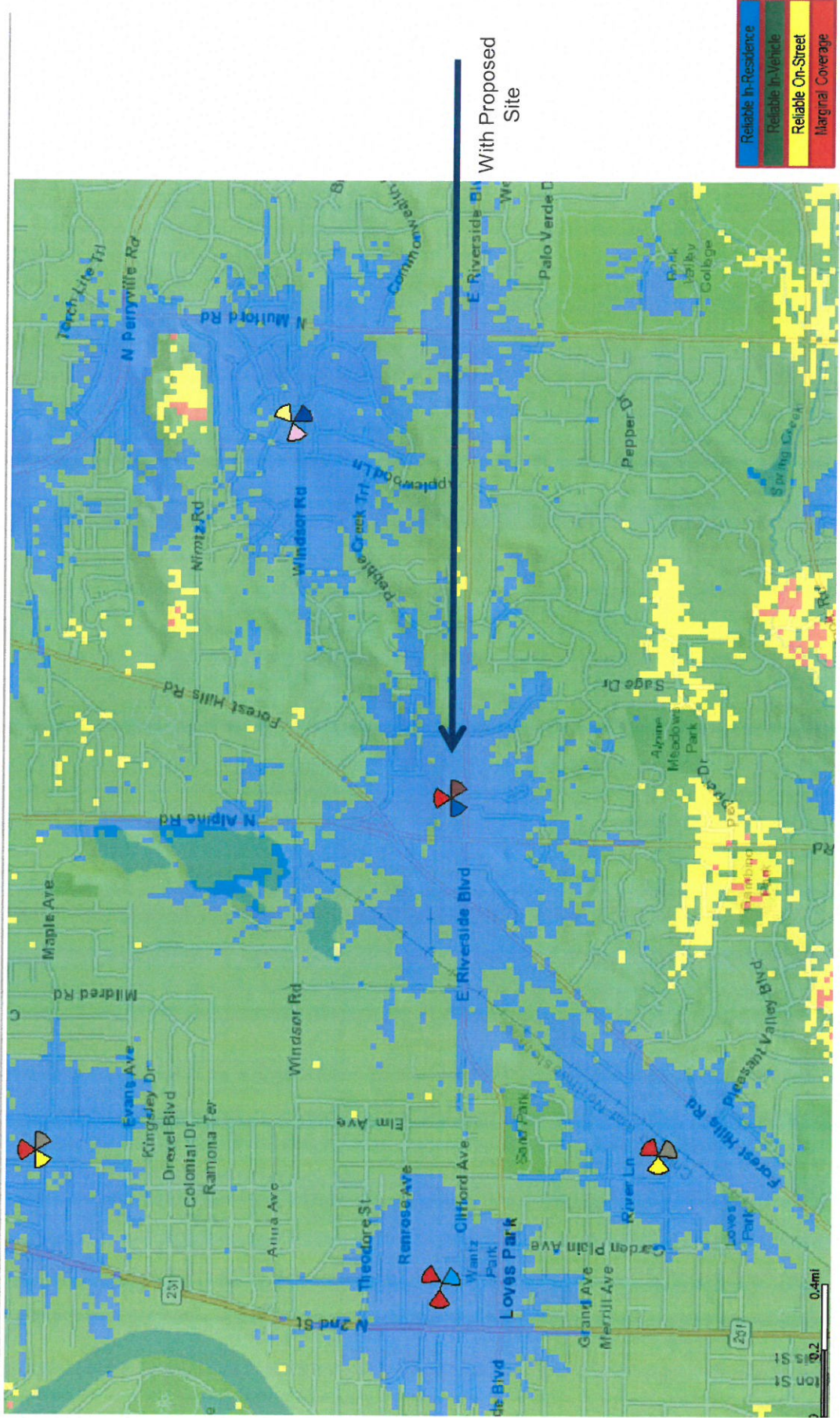








With Proposed Site: Alpine and Riverside





MISSION 1
COMMUNICATIONS
6002 American Road, Suite C
Cort Wynn, NJ 08007

CERTIFICATION:

**PRELIMINARY
NOT FOR
CONSTRUCTION**

RELEASE DATE	DATE
09-30-19 PRELIMINARY SITE PLAN	
10-22-19 PRELIMINARY SITE PLAN	
01-15-20 PRELIMINARY SITE PLAN	

THIS DRAWING IS COPYRIGHTED AND IS THE SOLE PROPERTY OF THE OWNER. IT IS PRODUCED FOR THE EXCLUSIVE USE OF THE OWNER. NO REPRODUCTION OR TRANSMISSION OF THIS INFORMATION CONTAINED HEREIN IS TO BE MADE WITHOUT THE WRITTEN PERMISSION OF THE OWNER.

DESIGNED BY: MUA

CHECKED BY:

**ALPINE &
RIVERSIDE
CELL SITE**

SITE ADDRESS:

EAST RIVERSIDE BLVD.,
LOVES PARK, IL 61111

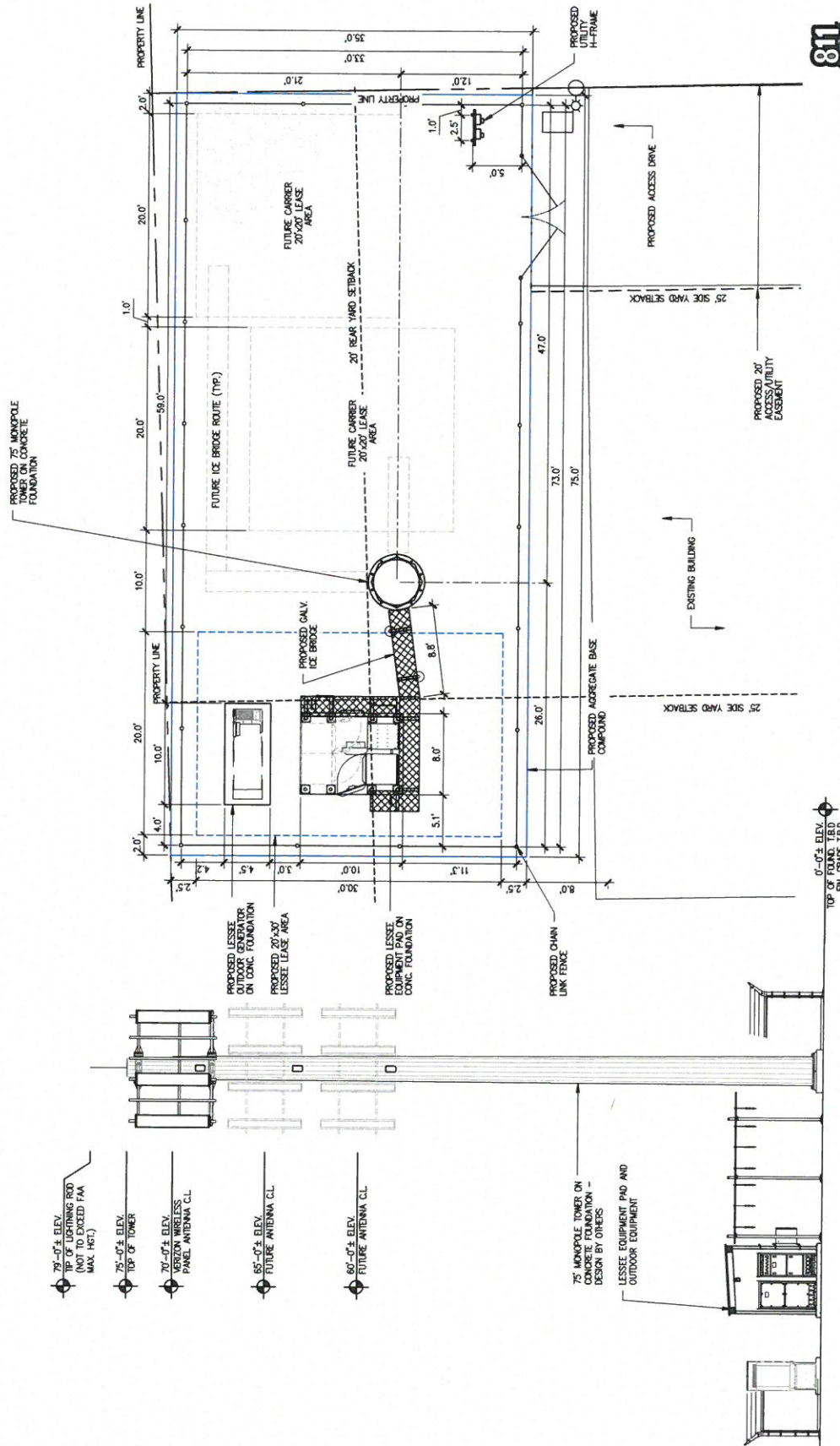
SHEET TITLE:

**TOWER ELEVATION AND
ENLARGED SITE PLAN**

AME PROJECT NO.:

SHEET NO.:

C-2



811
Before you dig,
Call before you dig.
1-800-485-5544
1-800-485-5200



MISSION 1



CDS
Complete
Design
Solutions

PROJECT NO. 19-33-01

DRAWN BY: BDA

CHECKED BY: WCB

DATE: 11/14/19

DATE: 11/14/19

DATE: 11/14/19

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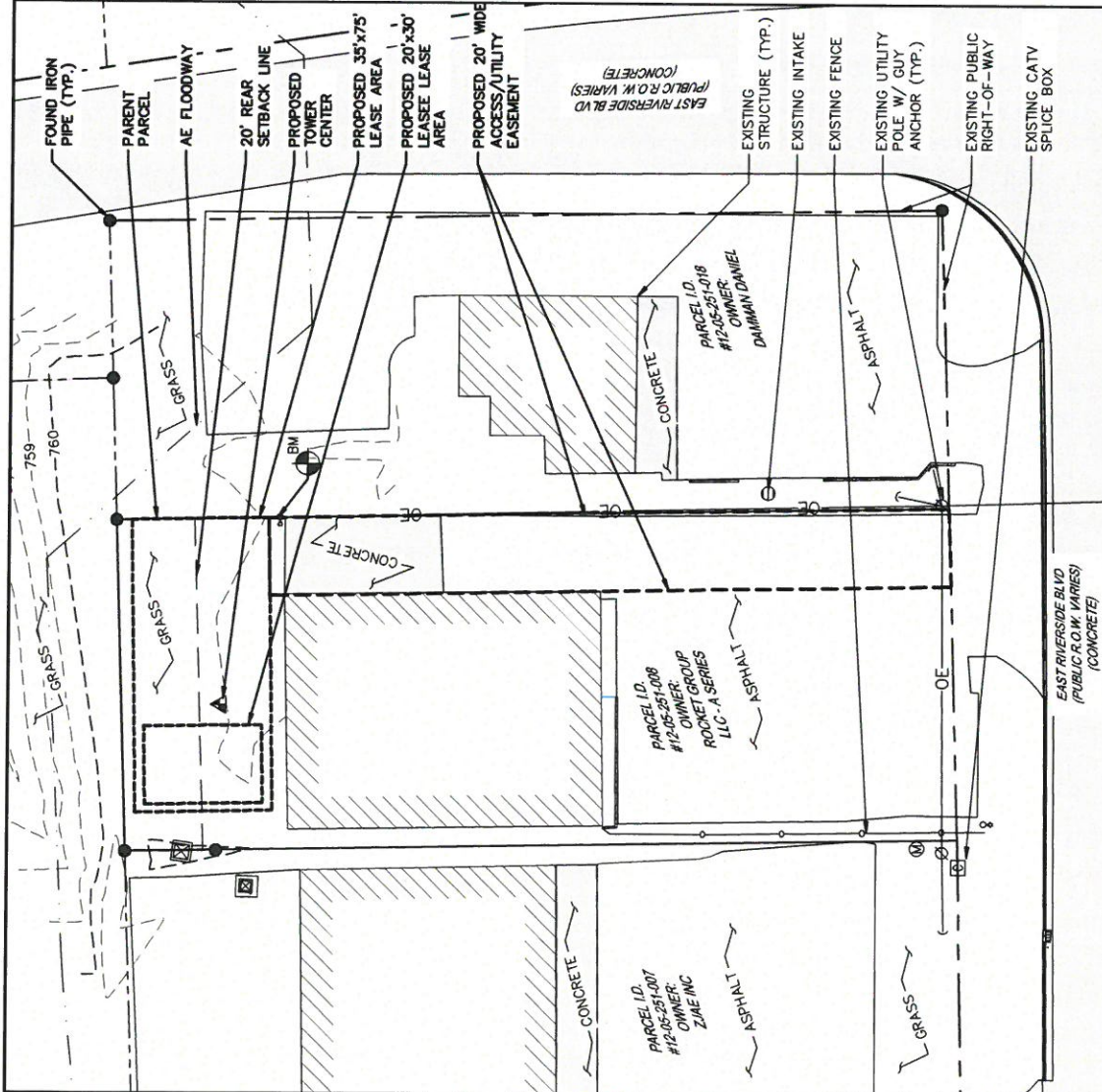
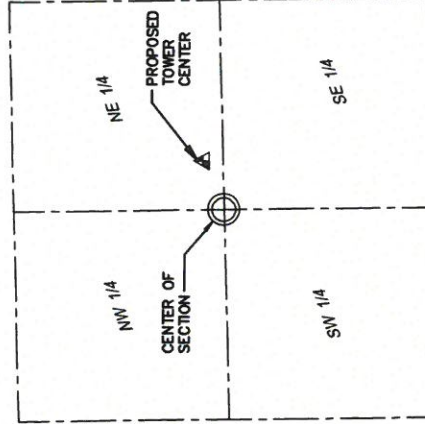
DATE: 11/14/19

SECTION 5 - T44N - R2E
SCALE: 1" = 1500'

SUR-2

GENERAL LEGEND

- TOWER CENTERLINE
- UTILITY POLE
- CATV SPLICE BOX
- GUY ANCHOR
- TRANSFORMER
- CURB INLET
- BENCH MARK
- MANHOLE
- EXISTING STRUCTURE
- INTAKE - CIRCLE
- LIGHT POLE OVERHANG
- ELECTRIC - OVERHEAD
- FENCE - CHAINLINK
- AE FLOODZONE LIMITS



SITE PLAN
SCALE: 1" = 30'



PROJECT NO. 19-33-01
DRAWN BY: BDA
CHECKED BY: WCB

A. 11/24/18 INT REVIEW
B. 11/28/18 INT REVIEW
C. 11/27/18 INT REVIEW

ALPINE &
RIVERSIDE
1736 EAST
RIVERSIDE BLVD
LOVELAND, CO 80501
WARRANTY COUNTY
PROPOSED TOWER

SHEET TITLE
LEASE AREA &
EASEMENTS

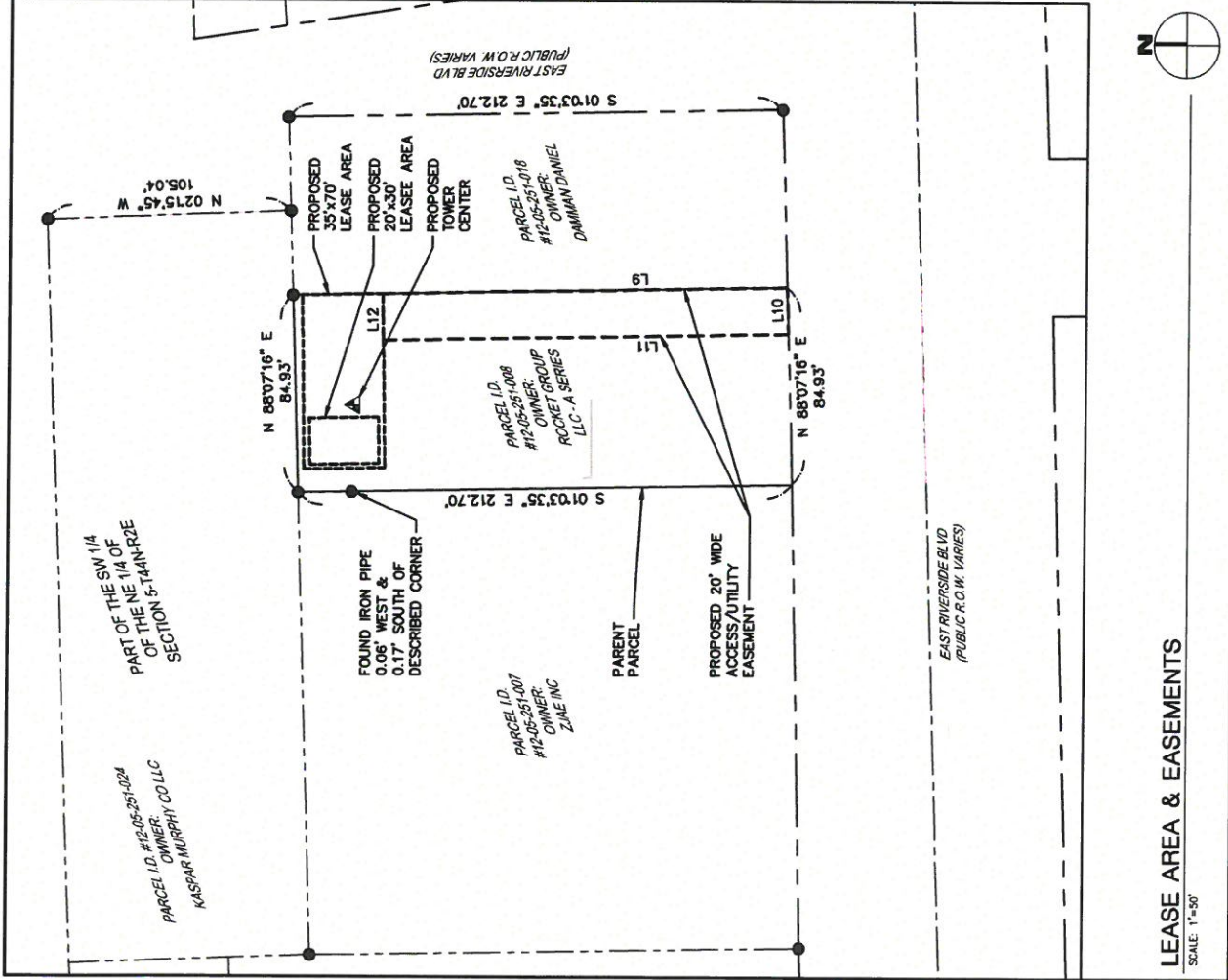
SHEET NUMBER
SUR-3

LEGEND

- ▲ FOUND SECTION CORNER (AS NOTED) P.O.C. POINT OF COMMENCEMENT
- FOUND IRON PIN (AS NOTED) P.O.B. POINT OF BEGINNING
- XX.XX' MEASURED DISTANCE

PROPOSED LEASE AREA LINE TABLE				PROPOSED LEASE AREA LINE TABLE			
LINE	DIRECTION	LENGTH		LINE	DIRECTION	LENGTH	
L1	S 01°03'35" E	35.00'		L5	S 01°03'35" E	30.00'	
L2	S 88°56'25" W	75.00'		L6	S 88°56'25" W	20.00'	
L3	N 01°03'35" W	35.00'		L7	N 01°03'35" W	30.00'	
L4	N 88°56'25" E	75.00'		L8	N 88°56'25" E	20.00'	

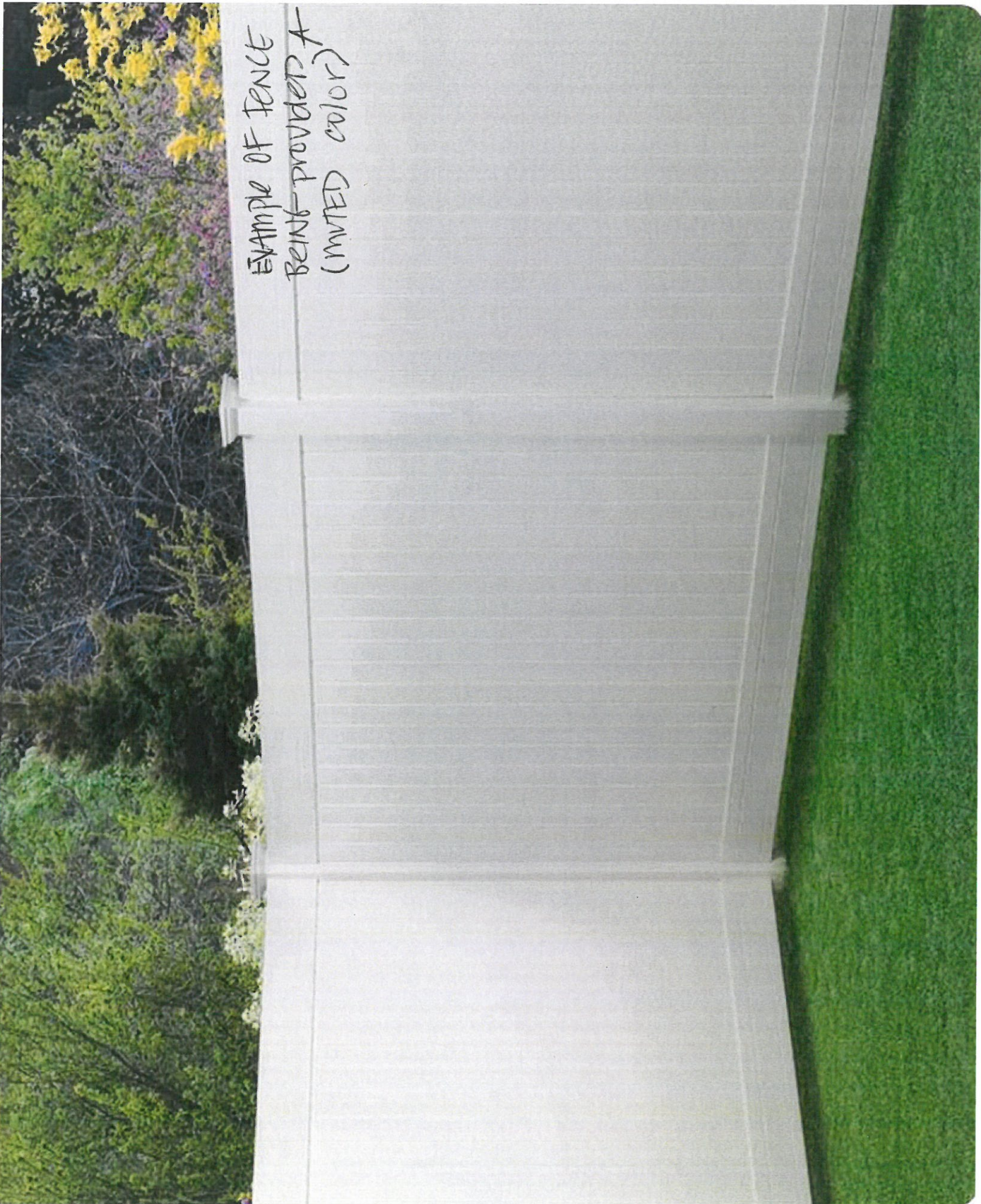
PROPOSED ACCESS/ UTILITY EASEMENT LINE TABLE			
LINE	DIRECTION	LENGTH	
L9	S 01°03'35" E	173.76'	
L10	S 88°07'16" W	20.00'	
L11	N 01°03'35" W	174.05'	
L12	N 88°56'25" E	20.00'	



LEASE AREA & EASEMENTS

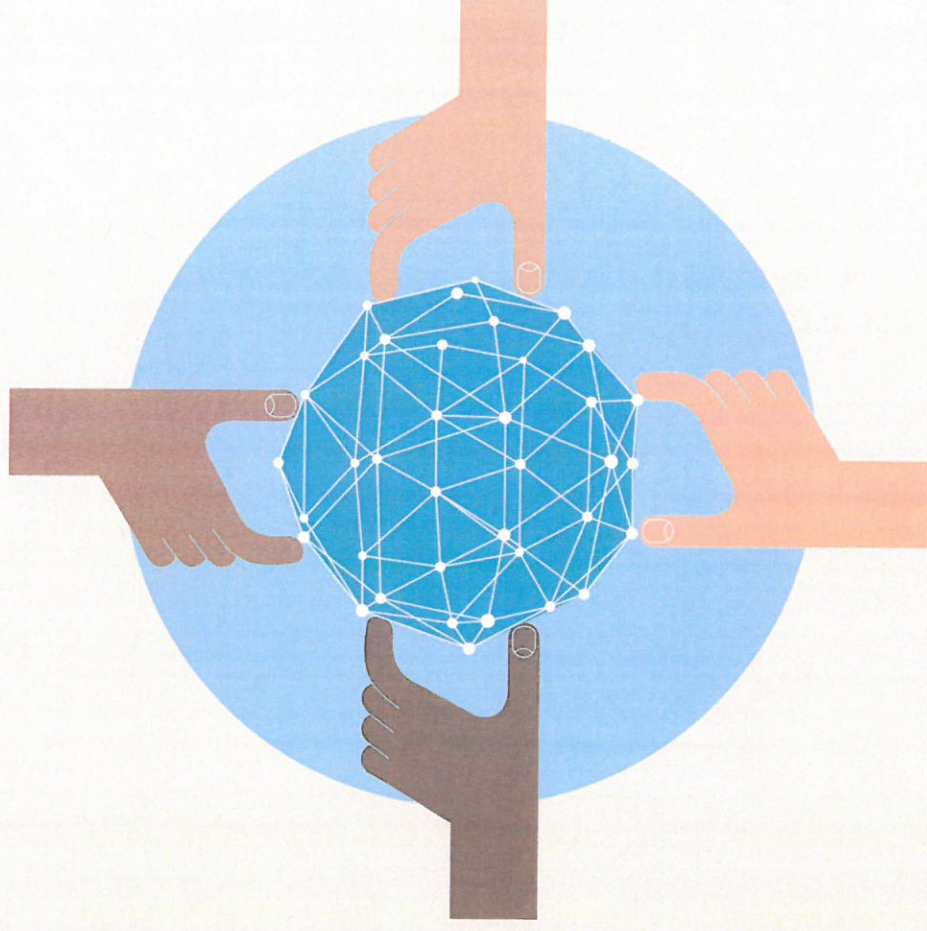
SCALE: 1"=50'

EXAMPLE OF FENCE
BEING PROVIDED A
(MUTED COLOR)



**Connecting
our homes,
businesses
and
communities.**

verizon[✓]

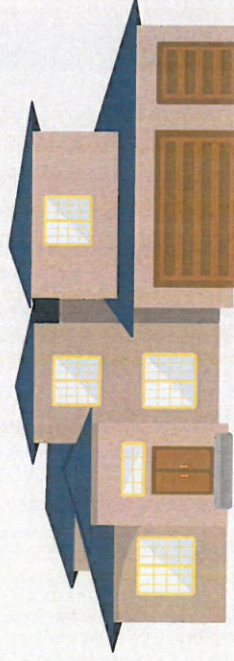


Why are we expanding the wireless network?

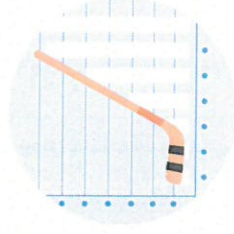
More people than ever before rely on wireless connections to manage their lives and businesses.

Verizon is expanding its wireless network to meet the growing demands of today and tomorrow.

But it takes time.



The average North American smartphone user will consume 48 GB of data per month in 2023, up from just 5.2 GB per month in 2016 and 7.1 GB per month in 2017 .¹



Of American homes are wireless only.²



In North America, the average household has 13 connected devices with smartphones outnumbering tablets 6 to 1.³



verizon

1. Ericsson Mobility Report, November 2017
2. CDC's 2018 Wireless Substitution: Early Release of Estimates From the National Health Interview Survey, January-July, 2018
3. IHS Market Connected Device Market Monitor: Q1 2016 - June 7, 2016

What it takes to keep families and businesses connected.

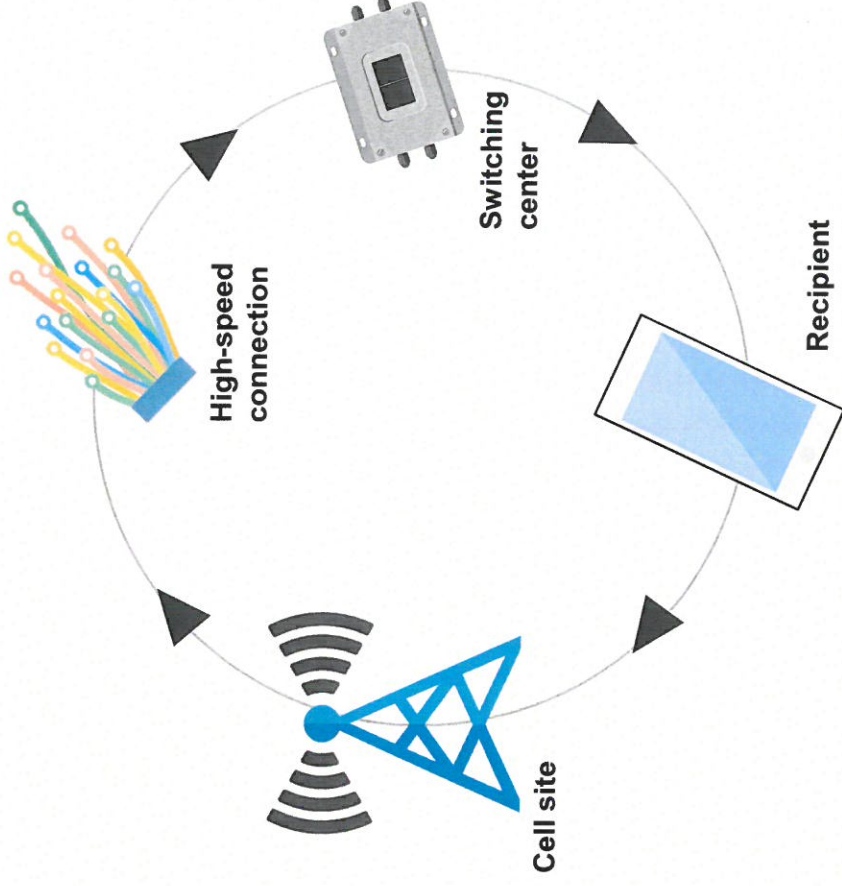
How does wireless service work?

Radio frequencies can carry signals from radios and televisions, to baby monitors, garage door openers, home Wi-Fi service, and cordless phones.

Cell service uses these radio frequencies to wirelessly connect a mobile device with the nearest antenna. That antenna may be hidden in a church steeple, sitting on a rooftop, attached to a building façade or mounted on a freestanding tower structure. All are known generically as cell sites.

From the cell site, the call or data session then travels through a high-speed connection to a network switching center where it is then directed to the recipient.

This all happens in fractions of a second.



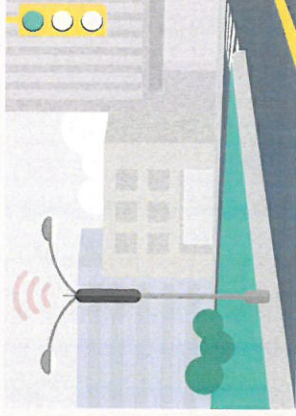
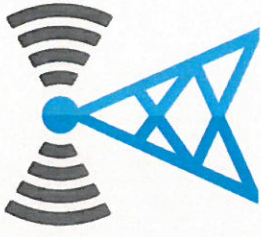
The many types of wireless technologies include cellular and fixed wireless, or Wi-Fi.

verizon

Different locations require different solutions.

Verizon uses a balanced approach to engineering the best possible network given the local community's needs.

Traditional, or macro cell sites, are most often the best choice for meeting coverage and capacity needs. Macro sites are traditional cell sites or towers that provide coverage to a broad area, up to several miles.



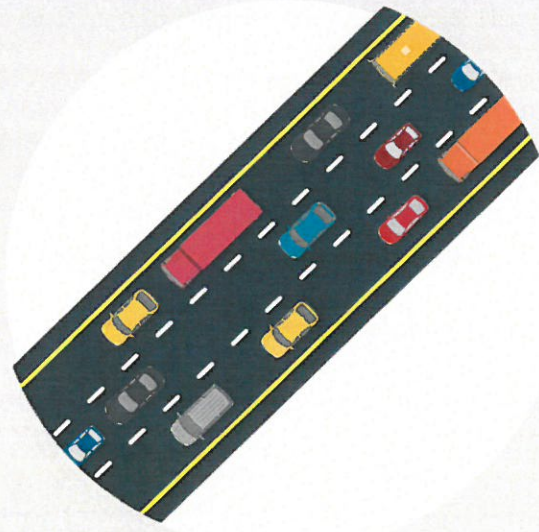
Small cells are just like the name implies – short range cell sites used to complement macro cell towers in a smaller geographic area ranging from a few hundred feet to upwards of 1,000 feet. These lower power antennas enhance capacity in high traffic areas, dense urban areas, suburban neighborhoods, and more. Small cells use small radios and a single antenna placed on existing structures including utility poles and street lights.

Distributed Antenna Systems (DAS) are a group of antennas in outdoor or indoor locations that connect to a base station. DAS systems are typically used in large venues including stadiums and shopping centers.



Staying ahead of demand.

A wireless network is like a highway system...



verizon[✓]

More wireless traffic needs more wireless facilities just like more vehicle traffic needs more lanes.

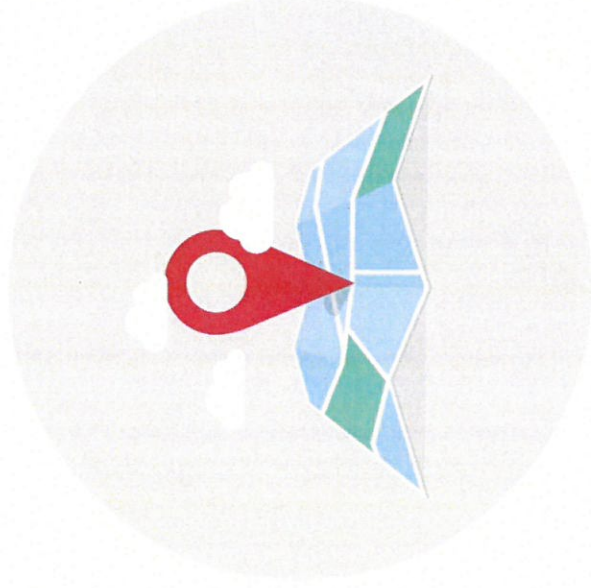
- Many wireless users share each cell site and congestion may result when too many try to use it at the same time.
- Wireless coverage may already exist in an area, but with data usage growth increasing exponentially each year, more capacity is needed.
- To meet capacity demands, we need to add more wireless antennas closer to users and closer to other cell sites to provide the reliable service customers have come to expect from Verizon.

In the US, mobile data traffic was 1.3 Exabytes per month in 2016, the equivalent of 334 million DVDs each month or 3,687 million text messages each second.*

*Cisco VNI Mobile Forecast Highlights, 2016-2021, February 2017

Finding the right location.

To meet customer needs and expectations, wireless providers need the ability to expand and enhance their networks where users live, work, travel and play.



Verizon gathers information from many sources including customer feedback, results of our own exhaustive network testing, and data from third parties.

When an area for improvement is identified, utilizing our existing network is always our first effort. If that is not possible, we then look at adding a new site.

Steps to finding a new site

Our engineers analyze the areas that need improvement to figure out the ideal location based on customer needs, terrain and modeling results.

Using existing structures is considered first.

Network teams perform exhaustive searches in the area needing improvement to find a location that will meet our technical needs. We also look at interest from property owners.

We pick a location that has the highest likelihood of meeting technical needs and works for the community.

Guidelines for new sites

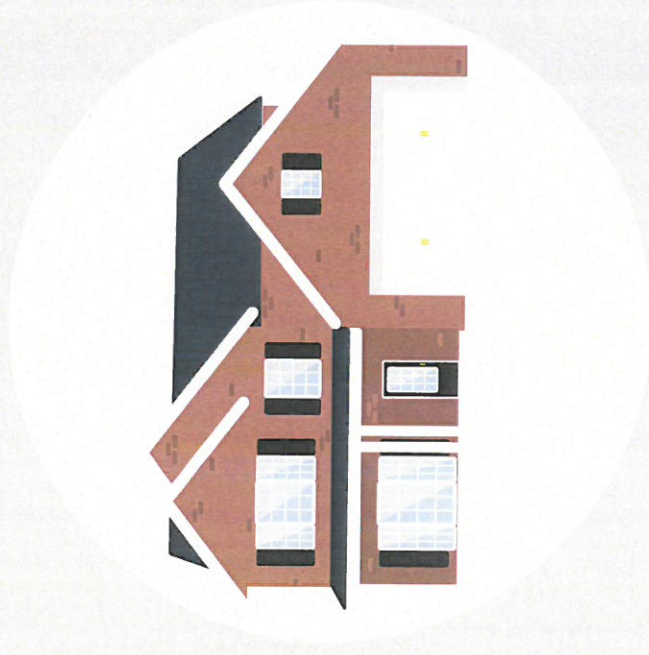
We comply fully with all requirements for community notification and review, zoning and permitting.

Potential antenna locations must meet all local, state and federal regulations.

Verizon holds Federal Communications Commission (FCC) licenses for the frequencies utilized and we strictly follow their regulations.

Wireless facilities and property values.

Cell service in and around the home has emerged as a critical factor in home-buying decisions.



verizon

National studies demonstrate that most home buyers value good cell service over many other factors including the proximity of schools when purchasing a home.



More than 75% of prospective home buyers said a good cellular connection was important to them.¹



The same study showed that 83% of Millennials (those born between 1982 and 2004) said cell service was the most important fact in purchasing a home.



90% of U.S. households use wireless service. Citizens need access to 911 and reverse 911 and wireless may be their only connection.²

1. RootMetrics/Money, The Surprising Thing Home Buyers Care About More than Schools, June 2, 2015
2. CTIA, June 2015

Health and safety background.

Health and safety organizations worldwide have studied potential health effects of RF emissions for decades, and studies continue.



1,000
times less

According to the FCC, measurements made near a typical 40 foot cell site have shown that ground-level power densities are 1,000 times less than the FCC's limits for safe exposure.

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The Federal Communications Commission (FCC) guidelines for operating wireless networks are based on the recommendations of federal health and safety agencies including:

- The Environmental Protection Agency (EPA)
- The Food and Drug Administration (FDA)
- The National Institute for Occupational Safety and Health (NIOSH)
- The Occupational Safety and Health Administration (OSHA)
- The Institute of Electrical and Electronics Engineers (IEEE)
- The National Council on Radiation Protection and Measurements (NCRP)

Wireless technology, equipment and network operations are highly regulated.

More information can be found through these organizations:

Federal Communications Commission Radio Frequency Safety Program:

http://wireless.fcc.gov/siting/FCC_LSGAC_RF_Guide.pdf

<http://www.fcc.gov/oet/rfsafety/>

Food & Drug Administration "Cell phone facts":

<http://www.fda.gov/Radiation-EmittingProducts/RadiationEmittingProductsandProcedures/HomeBusinessandEntertainment/CellPhones/ucm116282.htm>

World Health Organization:

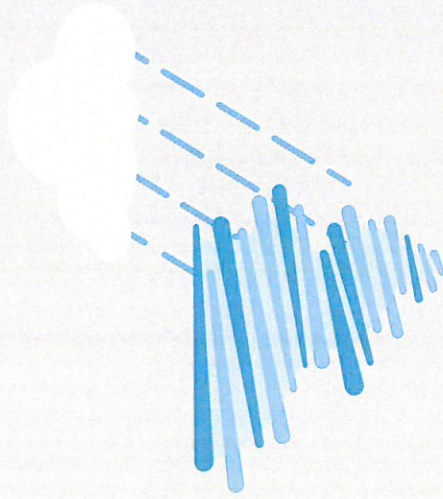
<http://www.who.int/peh-emf/publications/facts/fs304/en/>

American Cancer Society

<http://www.cancer.org/cancer/cancercauses/othercarcinogens/athome/cellular-phone-towers>

Building a wireless network you can rely on in a crisis.

The reliability of your cell phone is never more important than when crisis strikes. That's when a simple call or text message can make the difference between life and death.

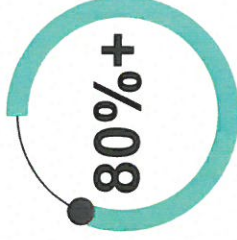


We build reliability into every aspect of our wireless network to keep customers connected when you need it most.

Reliability starts when we choose the safest, most secure locations for our wireless equipment. The likelihood of earthquakes, and risk from wildfires, mudslides, floods, hurricanes and more are all considered.

When disaster strikes, we coordinate with first responders and can mobilize charging stations, special equipment, emergency vehicles and more to support local, state and federal agencies in all 50 states.

It's who we are.



With over 80% of 9-1-1 calls now coming from cell phones...¹

240 million 911 calls are made annually. In many areas, 80% or more are from wireless devices.¹

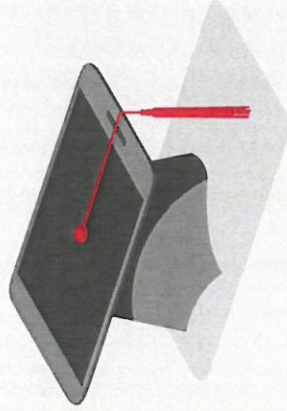
1. National Emergency Number Association, Enhancing 9-1-1 Operations With Automated Abandoned Callback & Location Accuracy (Motorola Solutions) (August 23, 2018)

2. National Emergency Number Association, 9-1-1 Statistics (January 7, 2019)

Did You Know?

Wireless and Education

Wireless connectivity is critical in schools and communities.



Wireless is a critical component in schools and for today's students.



20,000 learning apps are available for iPads. 72% of iTunes top selling educational apps are designed for preschoolers and elementary students.



600+ school districts replaced text books with tablets in classrooms.



77% of parents think tablets are beneficial to kids.



74% of school administrators feel digital content increases student engagement.



70% of teens use cellphones to help with homework.




Source: CTIA's Infographics Today's Wireless Family, October, 2017


Did You Know?

Wireless and Medicine

Wireless is a critical component in today's medical fields.




Smart pill bottles and cases can help patients and their care-givers track medication usage, ensuring medications are taken on time and correctly. This supports increased medical compliance, provides more consistent care, and enables preventative care, keeping patients in their homes longer and reducing the number of emergency visits to the doctor's office or hospital.



Wireless connected glucose monitors, blood-pressure cuffs, and EKGs can track a patient's vital signs and catch an issue before it turns into an emergency.



Pace makers and sleep apnea monitors can be tracked remotely.

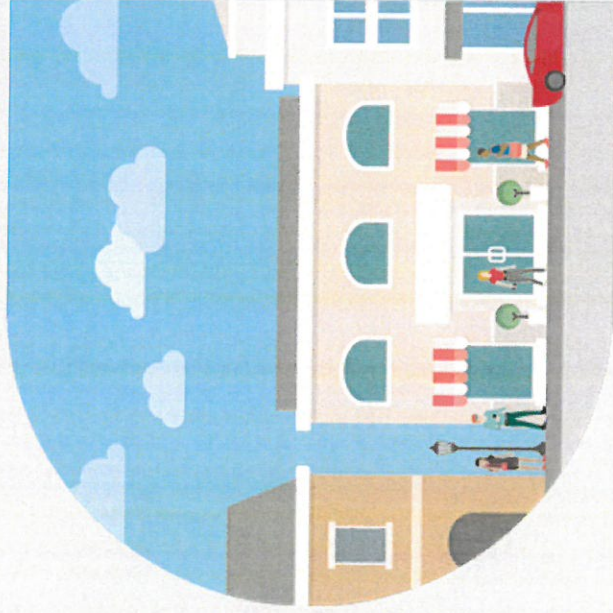


Routine eye exams can be conducted with a wireless device connected to a smart phone, bringing solutions and services to low-income and remote areas that would otherwise go unsupported.

Did You Know?

Wireless in Communities

Wireless is a critical component in today's communities.



Wireless smart city solutions are being used to track available parking and minimize pollution and wasted time.



These same solutions are being used to track pedestrian and bike traffic to help planning and minimize accidents.



Smart, wireless connected lighting enables cities to control lighting remotely, saving energy and reducing energy costs by 20%.



4G technology is utilized to track and plan vehicle deliveries to minimize travel, maximize efficiency, and minimize carbon footprint.



4G technology is also used to monitor building power usage down to the circuit level remotely, preventing energy waste and supporting predictive maintenance on machines and equipment.



Wireless sensors placed in shipments are being used to track temperature-sensitive medications, equipment, and food. This is important for preventing the spread of food-borne diseases that kill 3,000 Americans each year.



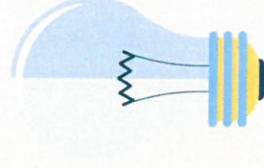
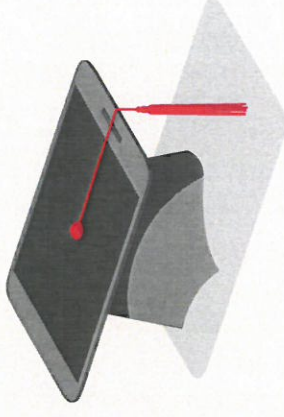
Source: Verizon Innovation Center, February, 2018

Verizon is part of your community. Because we live and work there too.

We believe technology can help solve
our biggest social problems.

We're working with innovators,
community leaders, non-profits,
universities and our peers to
address some of the unmet
challenges in education, healthcare
and energy management.

Learn more about our corporate social
responsibility at www.verizon.com.



verizon[✓]

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 considered before a petition for a variation 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: 1736 E. Riverside Boulevard

 ZBA

- 1 Strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary physical hardship inconsistent with the objectives of this chapter.

Reason:

- 2 There are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property that do not apply generally to other properties classified in the same zoning district.

Reason:

- 3 Strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zoning district.

Reason:

- 4 The granting of the variation will not constitute a grant of special privilege inconsistent with the limitations on the other properties classified in the same zoning district.

Reason:

- 5 The granting of the variation will not be detrimental to the public health, safety, welfare or material injurious to properties or improvements in the vicinity.

Reason:

- 6 - _____ The concurring vote of four members of the board shall be necessary to recommend the authorization of any variance in this chapter.
-
-

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

These findings have been adopted as the official Findings of Fact for the City of Loves Park, Zoning Board of Appeals agenda item: 1736 E. Riverside Boulevard
A Variance from required 500 ft distance setback to a requested 450 ft distance setback

Chairman
Alise Howlett

Signature

Date

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.

1736 E. Riverside Boulevard

ZBA

- 1 ☐ 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.
- _____
- _____
- _____
- _____
- Reason: _____
- _____
- _____
- 2 ☐ 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.
- _____
- _____
- _____
- _____
- Reason: _____
- _____
- _____
- 3 ☐ 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.
- _____
- _____
- _____
- _____
- Reason: _____
- _____
- _____
- 4 ☐ Adequate utilities, access roads, drainage and/or necessary facilities have been, are being, or will be provided.
- _____
- _____
- _____
- _____
- _____

Reason:

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

Reason:

- 6 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: **1736 E. Riverside Boulevard**
70 foot Cellular Monopole

Chairman

Alise Howlett

Signature

Date



ZONING BOARD OF APPEALS

Community Development Department

Date: March 9, 2020

SUBJECT:	A Special Use Permit to allow a car wash establishment in the CR (Commercial Retail) Zoning District.
SYNOPSIS:	The applicant owns several Extreme Clean \$3 car washes, and would like to redevelop these two parcels establishing new location.
LOCATION:	6245 N. Second Street and 519 Theodore Street
COMPREHENSIVE PLAN:	The City of Loves Park Comprehensive Plan identifies the area for the use of commercial retail.
ZONING DISTRICT:	North CR (Commercial Retail) South CR (Commercial Retail) East R1 (Single Family Residential) West CR (Commercial Retail)
PROPERTY INFORMATION AND RELEVANT FACTS:	<p>The applicant is requesting a Special Use Permit for the car wash establishment, and a Variance for the fence height from a required 6 foot to a requested 8 foot fence on the eastern property line</p> <p>The applicant plans to remove the existing church and home to build a car wash utilizing both properties.</p>
Landscape required:	<p>The applicant is required to provide a mounded landscape buffer across all frontages. The buffer is required to be 8 feet in depth, observing ingress/egress. The landscaping is required to be composed of a combination of trees (including evergreens), shrubs, ground cover, and some combination of live plants that should be salt tolerant.</p> <p>The landscape plan shows an undulating landscape buffer being provided with a good mix of plants and trees. The landscape buffer meets the City's requirement.</p>
Wash Blowers/Fence:	The exit to the car wash will face the adjacent residential properties to the east. The blowers will be set back roughly 65 feet from the eastern property line. The applicant will be adding additional landscaping to this area to create a buffer for the noise and artificial light created by the approval of the special use. The applicant is requesting a variance to the City's fence height requirement from a maximum 6 feet to 8 feet. The request is an added measure to filter the noise and light that may project to adjacent residential properties. The fence will be staggered in height from 6 feet to 8 feet along the eastern property line. The illustration provided is for a location in Elgin, Illinois. This location is similar to what is being proposed at 6245 N. Second and 519 Theodore Streets. The fence shall be made of masonry materials that matches closely to the

	materials used in the construction of the building.
Signage:	The sign shall be required to meet the established standards and requirements set forth in Article V, Section 102-284 of the City's code of ordinances.
Parking:	The business will have roughly 2 to 3 employees on site per shift, and provide numerous stalls for vacuuming. The parking provided covers all required parking for all uses, and no additional parking will be required.
Dumpster:	A dumpster enclosure is required for trash removal for the development. The applicant will be providing an enclosure as indicated on the site plan.
Findings	The establishment of the special use should not be a detriment to area or negatively impact the adjacent property values for businesses or residential land owners. The business owner is taking precautions to control any noise and artificial light generated at this site. The development for this property should not impede or impact development for surrounding permitted uses in the district. The overall development for this property shall see some increased traffic to the area, with little impact to the surrounding residential uses. The establishment will provide adequate access and utilities as part of redeveloping the site.
RECOMMENDATION:	<p>Approval - A Special Use Permit to allow a car wash establishment in the CR (Commercial Retail) Zoning District.</p> <p>Conditions:</p> <ol style="list-style-type: none"> 1. The Special Use Permit expires with the change in property ownership, discontinuance of the Extreme Clean car wash, or change in business ownership. 2. The mixed masonry wall, up to a height of 8 feet, along the eastern property line shall be allowed and mirror the wall established at the Elgin, Illinois Extreme Clean car wash location. 3. The Special Use Permit shall expire after 1 year of approval. The owner shall be required to renew the Special Use Permit before its expiration. 4. The owner will be responsible for the maintenance, repair, and replacement of all landscaping materials. The plant materials and landscaped bed areas shall be tended and maintained in a healthy growing condition and free from refuse, debris, and weeds at all times. <p>APPROVAL / DENIAL / TABLED</p>
ATTACHMENTS:	See attachments
VOTE:	
AUDIENCE COMMENTS:	



Parcel Number: 12-06-101-001 & 12-06-104-002

Zoning: CR (Commercial Retail)

Property Address: 6245 N. Second Street

Property Owner: Joseph Montalvo
1736 E. Riverside Boulevard
Loves Park, Illinois 61111

Applicant: DRA Properties, LLC
343 Kirkwood Road, Ste. 5
Box 220130
Kirkwood, Missouri 63122

DESIGN
RESOURCES INC.

5291 ZENITH PARKWAY
LOVES PARK, IL 61111
VOICE: (815) 484-4300
FAX: (815) 484-4303
www.arcdesign.com
Design Firm License No. 184-001324

PROJECT NAME
OWNER'S NAME

EXTREME
CLEAN CAR
WASH

6245 N 2ND STREET
LOVES PARK, IL 61111

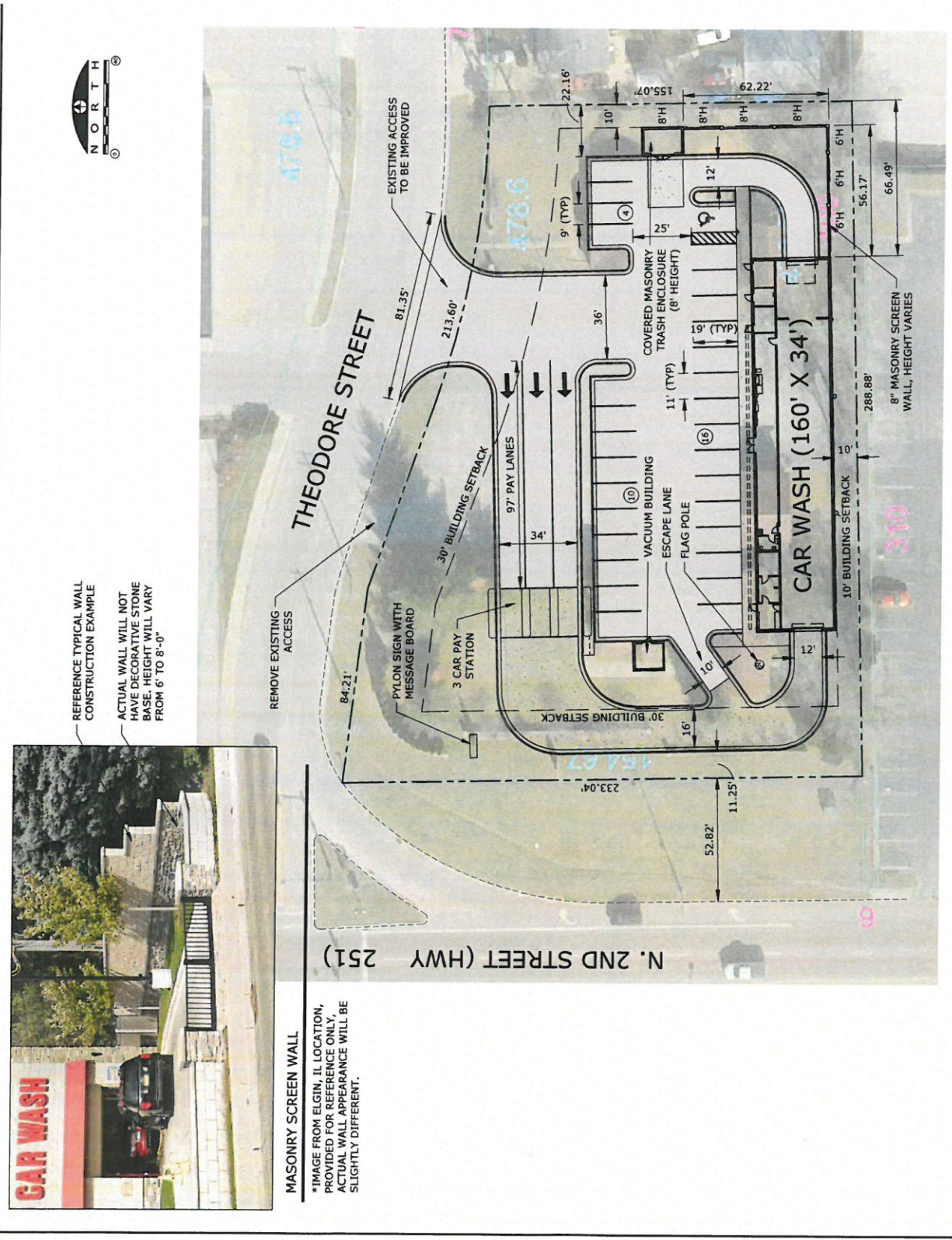
SHEET TITLE

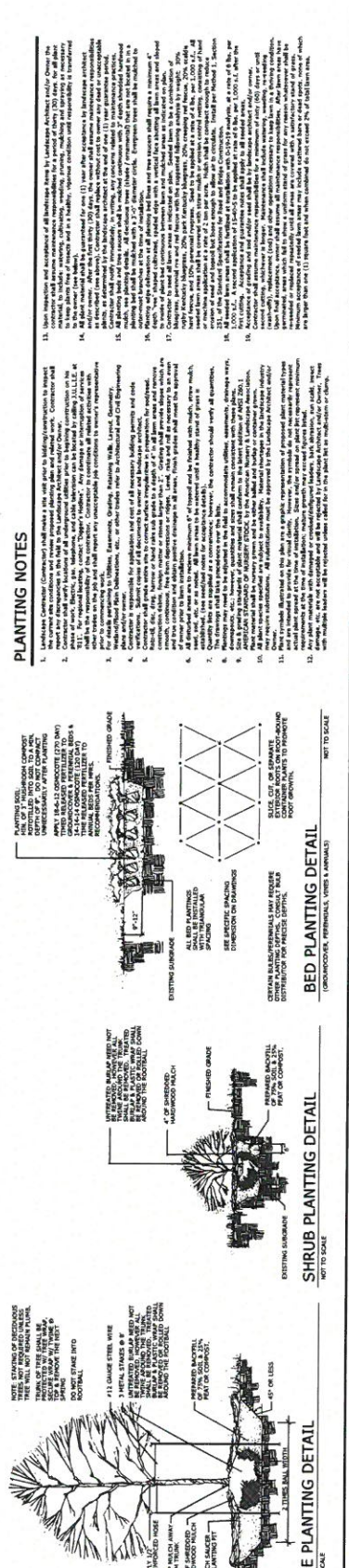
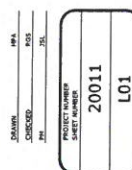
LAYOUT PLAN

REVISED: 03-05-2020

PROJECT NUMBER
SHEET NUMBER

20011
EX 1









REFERENCE TYPICAL WALL
CONSTRUCTION EXAMPLE

ACTUAL WALL WILL NOT
HAVE DECORATIVE STONE
BASE. HEIGHT WILL VARY
FROM 6' TO 8'-0"

MASONRY SCREEN WALL

*IMAGE FROM ELGIN, IL LOCATION,
PROVIDED FOR REFERENCE ONLY,
ACTUAL WALL APPEARANCE WILL BE
SLIGHTLY DIFFERENT.

REMOVE EXISTING
ACCESS

251)

84.21'

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.

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6245 N. Second Street and 519 Theodore Street

ZBA

- 1 ☐ 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.

Reason:

- 2 ☐ 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.

Reason:

- 3 ☐ 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.

Reason:

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

Reason: _____

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

Reason: _____

- 6 _____ 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: 6245 N. Second Street and 519 Theodore Street
SUP car wash

Chairman
Alise Howlett

Signature

Date