



**AGENDA**  
**LOVES PARK ZONING BOARD OF APPEALS**  
**November 19, 2020**

**VIRTUAL MEETING**  
**[WWW.CITYOFLOVEPARK.COM](http://WWW.CITYOFLOVEPARK.COM)**  
**& CITY OF LOVES PARK [FACEBOOK](#) ACCOUNT**  
**5:30 P.M.**

1. Roll call and declaration of a quorum
2. Reading and approval of the minutes from the **October 22, 2020** meeting
3. Report from the Zoning Office - None
4. Unfinished business –
  - A. **668 TRENT LANE** – A Variance to allow a 6 foot fence in the required front yard building setback behind the home on Paisley Drive in the R1 (Single Family Residential) Zoning District.
5. New business –
  - A. **42XX BELL SCHOOL ROAD** – A renewal of a Special Use Permit for a semi/semi-trailer parking lot in conjunction with the Road Ranger gasoline station in the CR (Commercial Retail) and East Riverside / I-90 Overlay Districts.
  - B. **7290 E. RIVERSIDE BOULEVARD** – A Special Use Permit for a drive-thru in IL\_CR (Light Industrial\_Commercial Retail) and East Riverside / I-90 Overlay District.
  - C. **5767 WHISPERING WAY** – A Variance from a required 14,600 square foot lot size to a requested 13,197 square foot lot in the R3A (Four-family Residential) Zoning District.
  - D. **5767 WHISPERING WAY** – A Variance from a required 6 foot side yard setback to a requested 5 feet 4 inch side yard setback in the R3A (Four-family Residential) Zoning District.

- E. **5733 WHISPERING WAY** – A Variance from a required 14,600 square foot lot size to a requested 12,156 square foot lot in the R3A (Four-family Residential) Zoning District.
- F. **5733 WHISPERING WAY** – A Variance from a required 6 foot side yard setback to a requested 5 foot 4 inch side yard setback in the R3A (Four-family Residential) Zoning District.
- G. **5733 WHISPERING WAY** – A Variance from a required 80 foot lot width at the building setback line to a requested 52.33 foot lot width at the building setback line in the R3A (Four-family Residential) Zoning District.
- H. **520 E. RIVERSIDE BOULEVARD** – A Zoning Map Amendment from the CR (Commercial Retail) Zoning District to the R1 (Single Family Residential) Zoning District.
- I. **526 E. RIVERSIDE BOULEVARD** – A Zoning Map Amendment from the CR (Commercial Retail) Zoning District to the R1 (Single Family Residential) Zoning District.

6. Public participation & comment –

*Anyone who wishes to speak regarding a petition shall contact the Zoning Officer 24 hours preceding the scheduled meeting.*

7. General discussion

8. Adjournment

Andrew Quintanilla  
Zoning Officer

**MINUTES OF THE LOVES PARK ZONING BOARD OF APPEALS  
THURSDAY, OCTOBER 22, 2020**

**5:30 P.M.**

**CITY COUNCIL CHAMBERS  
LOVES PARK CITY HALL**

1. VICE CHAIRMAN SHAWN NOVAK CALLED THE MEETING TO ORDER AT 5:30 P.M.

MEMBERS PRESENT: DENNIS HENDRICKS, SHAWN NOVAK, LYNDI TOO HILL,  
BEN DANIELSON, MIKE OWENS

MEMBERS ABSENT: ALISE HOWLETT, CATHY NELSON

OTHERS PRESENT: ANDREW QUINTANILLA – ZONING OFFICER  
STEVE THOMPSON  
ATTORNEY PHIL NICOLosi  
SHEILA MILLS - SECRETARY

2. MINUTES

Mr. Owens moved to approve the minutes from the meeting held October 15, 2020.  
Second by Mr. Hendricks. Motion carried by voice vote.

3. ZONING OFFICE REPORT

None

4. UNFINISHED BUSINESS

None

5. NEW BUSINESS

**A. TEXT AMENDMENT(S)**

CHAPTER 102, ARTICLE I, IN GENERAL, SECTION 102-9, DEFINITIONS  
CHAPTER 102, ARTICLE III, DIVISION 3 – COMMERCIAL, SECTION 102-174  
CHAPTER 102, ARTICLE III, DIVISION 4 – INDUSTRIAL, SECTION 102-188

Mr. Thompson stated that these text amendments will allow for the zoning of a cannabis dispensary in the city.

Mr. Owens moved to approve the Text Amendments for Chapter 102, Article I, In General, Section 102-9, Definitions; Chapter 102, Article III, Division 3 – Commercial, Section 102-174; Chapter 102, Article III, Division 4 – Industrial, Section 102-188. Second by Mr. Hendricks.

**MOTION APPROVED 5-0**

6. PUBLIC PARTICIPATION AND COMMENT

None

7. General Discussion

None

Mr. Owens moved that the meeting be adjourned. Second by Mr. Danielson. Motion carried by voice vote. The meeting adjourned at 5:40 p.m.

Sheila Mills, Secretary





## ZONING BOARD OF APPEALS

### Community Development Department

Date: October 5, 2020

SUBJECT:	A Variance to allow a 6 foot fence in the required front yard building setback behind the home on Paisley Drive in the R1(Single Family Residential) Zoning District.		
LOCATION:	668 Trent Lane		
COMPREHENSIVE PLAN:	Single Family Residential Development		
ZONING DISTRICT:	North	R1 (Single Family Residential)	
	South	R1 (Single Family Residential)	
	East	R1 (Single Family Residential)	
	West	R1 (Single Family Residential)	
PROPERTY INFORMATION AND RELEVANT FACTS:	The property owner would like to retain 6 foot, 6 inch fence line on Paisley Drive that is in the required front yard building setback of the property.		
Requirements:	Front yard building setback:	20 feet	
	Maximum height in front yard building setback:	4 feet	
	Maximum height inside of the front yard building setback:	6 feet	
Request:	A 6 foot high fence in the front yard building setback behind the home on Paisley Drive.		
Findings:	Enforcement of the fence height requirement in the front yard building setback would result in unnecessary hardship against the property owner. The land has at least 75 percent of the property as required front yard, which prevents the owner from installing anything higher than 4 feet. There are many home owners in the subdivision that enjoy a 6 foot high privacy fence, however, due to the unique circumstances with this property the owner has restrictions imposed on him that do not apply to many other property owners in this subdivision. Enforcement of the regulation would diminish the property owners ability to enjoy his property. It would not be deemed a grant of special privilege due to the irregularity of the land. A six foot high fence should not have an adverse impact to the surrounding properties. A reduction of the fence height from 6 feet, 6 inches to 6 feet, will bring the fence in compliance with the maximum allowable height for such structures.		
RECOMMENDATION:	Approval - A Variance to allow a 6 foot fence in the required front yard building setback behind the home on Paisley Drive in the R1 (Single Family Residential) Zoning District.		
	APPROVAL / DENIAL / TABLED		

**ATTACHMENTS:**

See attachments

**ZONING BOARD  
RECOMMENDATIONS:**

Vote: \_\_\_\_\_

**CONDITIONS:**

**AUDIENCE  
COMMENTS:**



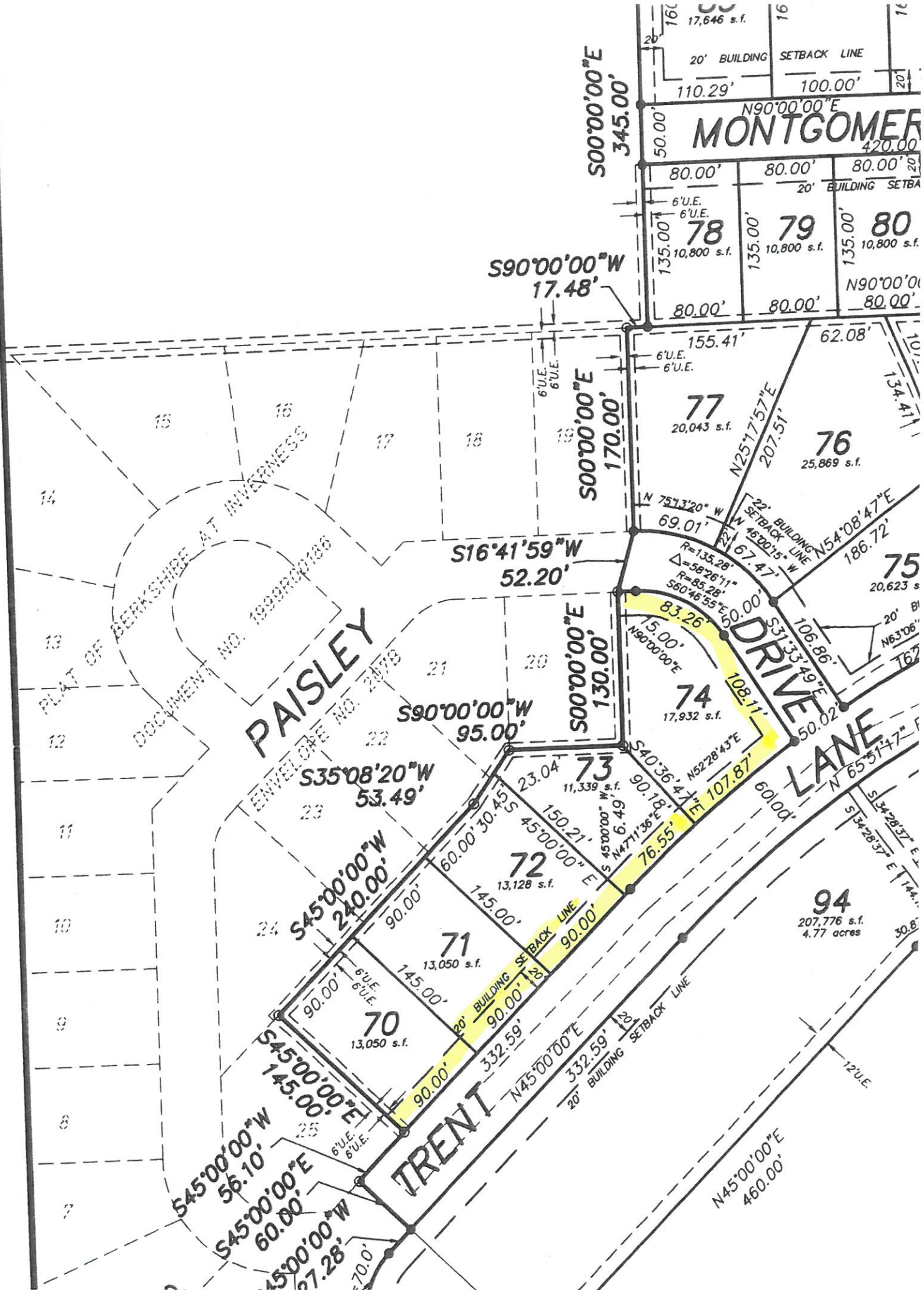




26 Timothy Key







**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: 668 Trent Lane**

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.

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*Reason:*

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- 6 - \_\_\_\_\_ The concurring vote of four members of the board shall be necessary to recommend the authorization of any variance in this chapter.
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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: 668 Trent Lane  
A Variance to allow a 6 ft fence in the required front yard building setback on Paisley Drive

**Chairman**  
Alise Howlett

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date





## ZONING BOARD OF APPEALS

### Community Development Department

Date: November 12, 2020

<b>SUBJECT:</b>	A renewal of Special Use Permit for a parking lot in conjunction with the Road Ranger gasoline station, in the East Riverside/I-90 Overlay and CR (Commercial Retail) Zoning Districts.
<b>SYNOPSIS:</b>	Applicant would like to provide off-site semi-trailer parking.
<b>LOCATION:</b>	Parcel 12-02-251-011, Commonly Known As 42XX Bell School Road and 7500 E. Riverside Boulevard
<b>COMPREHENSIVE PLAN:</b>	The City of Loves Park Comprehensive Plan identifies the area for the use of commercial retail.
<b>ZONING DISTRICT:</b>	North IL (Light Industrial) South CR (Commercial Retail) East CR (Commercial Retail) West IL_CR (Light Industrial_Commercial Retail)
<b>PHYSICAL SURROUNDINGS:</b>	Undeveloped light industrial land. Retail gasoline sales.
<b>PROPERTY INFORMATION AND RELEVANT FACTS:</b>	<p>The applicant would like to place a semi/semi-trailer parking lot at this location. Semi / semi-trailer parking is not a permitted use in the light industrial, and E. Riverside I90 Overlay Districts. A Special Use Permit is required.</p> <p>The applicant is proposing the parking lot for semi/semi-trailers (commercial vehicles), in order to meet the State requirements to designate the Road Ranger as a truck stop. The designation will allow the Road Ranger gas station the ability to have video gaming machines.</p>
<b>Parking Lot:</b>	
Required:	The parking lot serves a business within 150 feet of the principal use. The parking lot is required to be bituminous or concrete pavement in accordance with the standards set forth with the City. The lot shall be graded and drained to dispose of surface water. The lot shall provide wheel stops or bumper guards to prevent encroachment into adjacent areas.
Provided:	The site plan shows that the applicant will be providing 7 parking stalls, and the parking lot consist of heavy duty asphalt. The entire perimeter of the lot will be concrete curb and gutter. The applicant will also be providing a pedestrian walk path on the southern end of the parcel to facilitate access between properties.
<b>Trash Enclosure:</b>	
Required:	A dumpster enclosure is required for the commercial business.

Provided: The Road Ranger establishment has already met the requirement for the enclosure. However, parking lots of this type generate excessive trash. The site plan does not indicate that trash receptacles will be provided on site.

**Landscaping:**

Required: Mounded landscaping consisting of various trees, shrubs, live plant materials, and ground cover. One tree is required.

Provided: Landscaping on Bell School Road and Park Place frontages consisting of a variety of trees, shrubs, live plant materials, and ground cover. A tree lined privacy fence on the northern property boundary will also be provided.

**Findings:**

The establishment of the special use will not be detrimental to the public health or general welfare of the public. Parking areas do generate levels of traffic to an area, which is what is expected with this type of use, but they do not generally adversely impact the welfare of the public. The use will not likely diminish or impair property values within the neighborhood. The applicant will be providing a good deal of landscaping as part of the request for the special use. The landscaping should minimize any adverse impacts to property values, and should also improve the overall aesthetics of the property and zoning district. The normal orderly development for this area will not likely be impacted. The lot will be established with an already existing use in this zoning district that has been operating with little to no issues.

**RECOMMENDATION:** **Approval** - A renewal of Special Use Permit for a parking lot in conjunction with the Road Ranger gasoline station, in the East Riverside/I-90 Overlay and CR (Commercial Retail) Zoning Districts.

**Conditions:**

1. The Special Use Permit shall be renewed 1 year from approval.
2. The applicant shall work with Staff to coordinate the installation of the required landscaping. No parking shall be permitted until the landscaping is installed and permanent trash receptacles have been provided around the perimeter of the property.
3. There shall be no merchandise for sale on this lot or no displays. There shall be no sales or promotions of any kind permitted on the lot 12-02-251-011, Commonly Known as 42XX N. Bell School Road.
4. No more than 7 semis or semi-trailers shall be permitted at any given time. Signage indicating this information shall be required.
5. The lot shall remain available for public use. Paid parking arrangements shall not be allowed.
6. The parking lot shall be installed and improved according to the site plan submitted for approval of the petition.

APPROVAL / DENIAL / TABLED

**ATTACHMENTS:**

See attachments

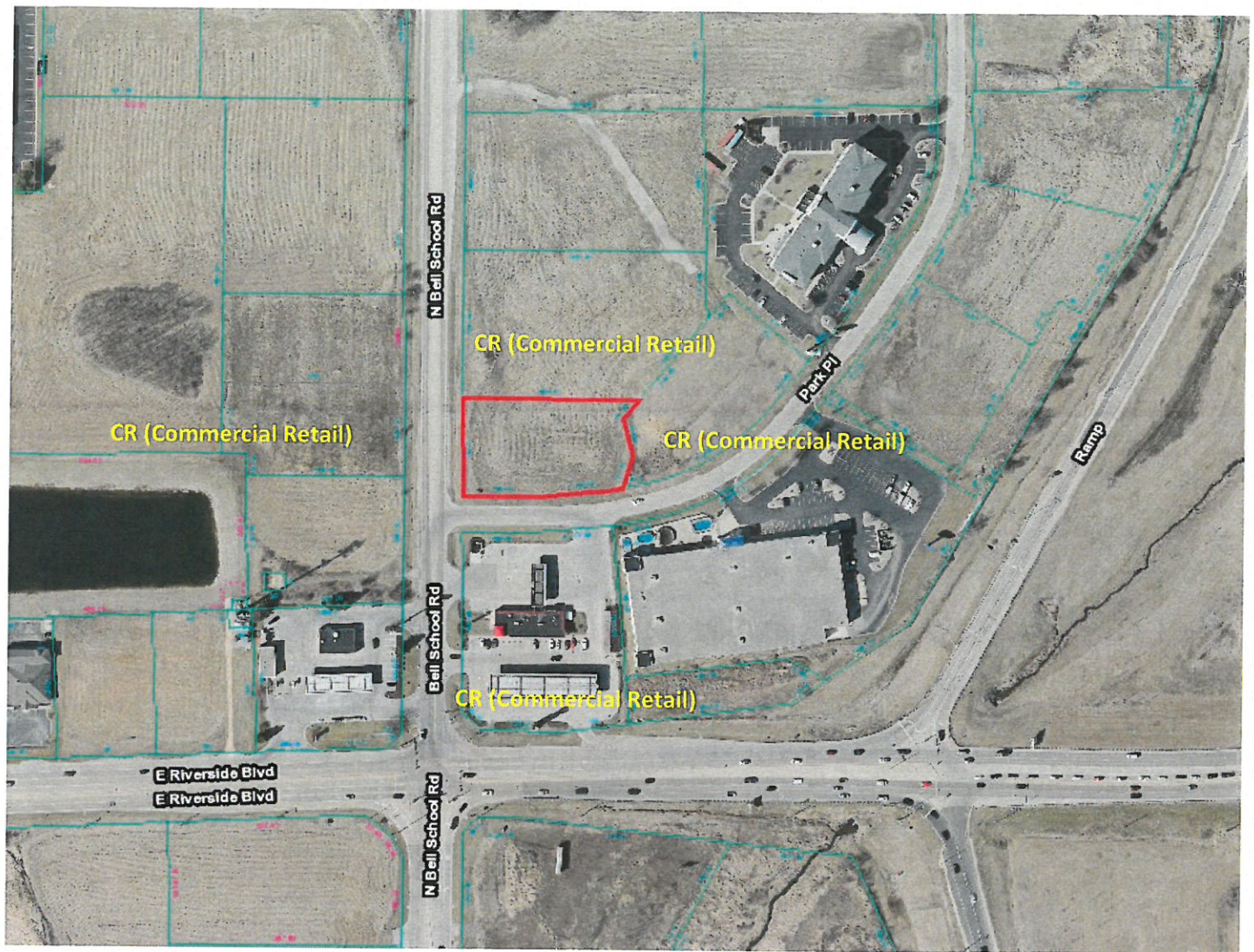
**ZONING BOARD  
RECOMMENDATION  
S**

Vote: \_\_\_\_\_

**CONDITIONS:**

**AUDIENCE  
COMMENTS:**





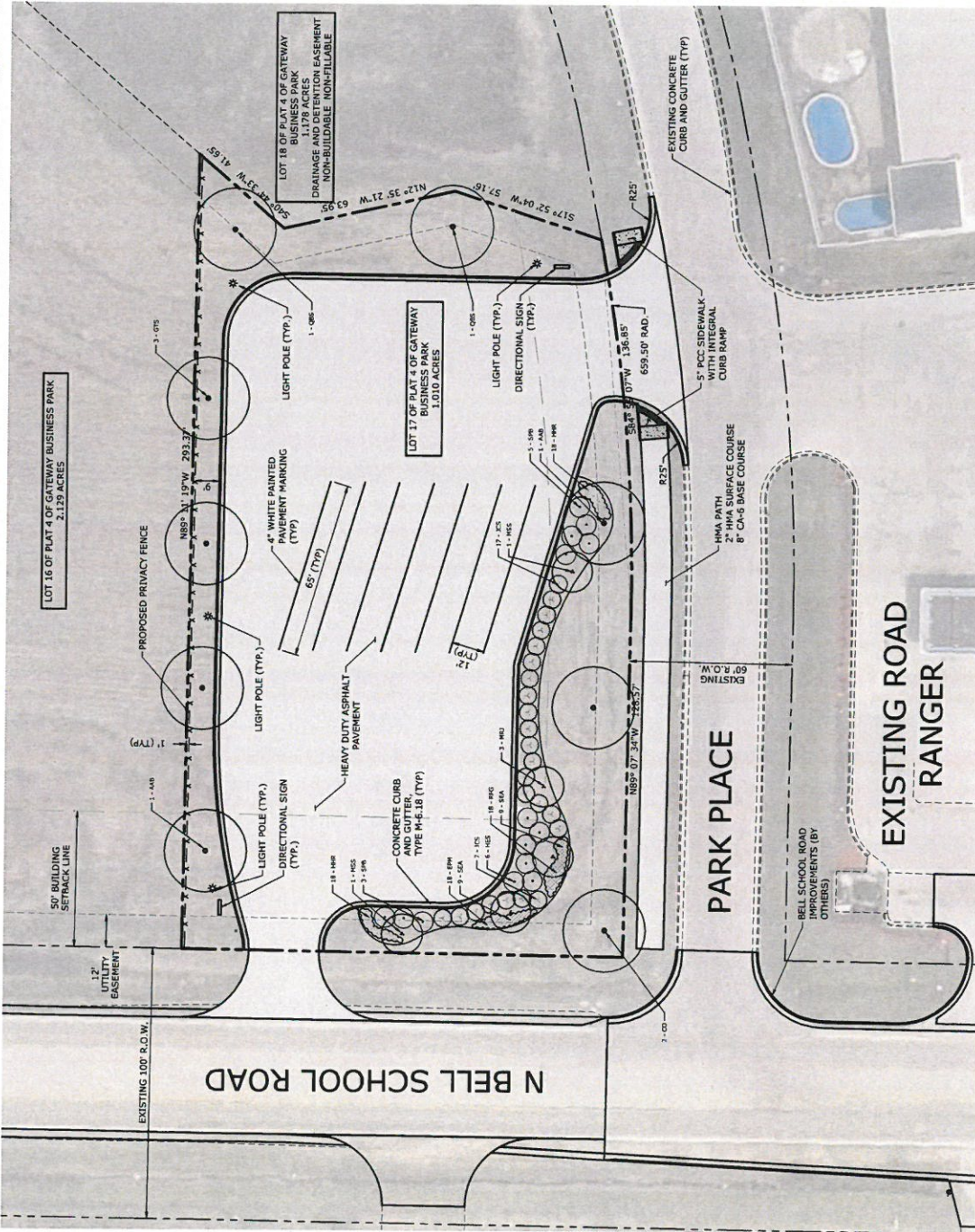
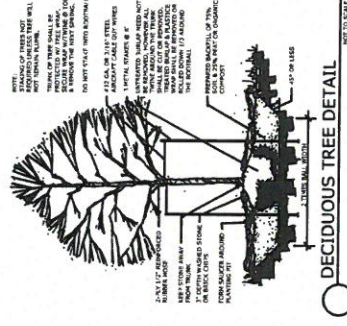
Parcel Number:	12-02-251-011
Zoning:	CR (Commercial Retail)
Property Address:	42XX N. Bell School Road
Property Owner:	Dyn Commercial Holdings, LLC 6801 Spring Creek Road Rockford, Illinois 61114
Applicant:	Road Ranger, LLC 4930 East State Street Rockford, Illinois 61108







KEY	QTY	ATTACHMENT NAME COMMON NAME	SIZE	REMARKS
AAR	2	Age 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 8		



## LEGEND

**LEGEND**

ENVIRONMENTAL GRADES

ORIENTAL TREE (MEN.)

SINGLE TUBE, 8" MT. - 1

11



AD DUTY AS

PAVEMENT  
SIDEWALK

1000

PAVEMENT

3

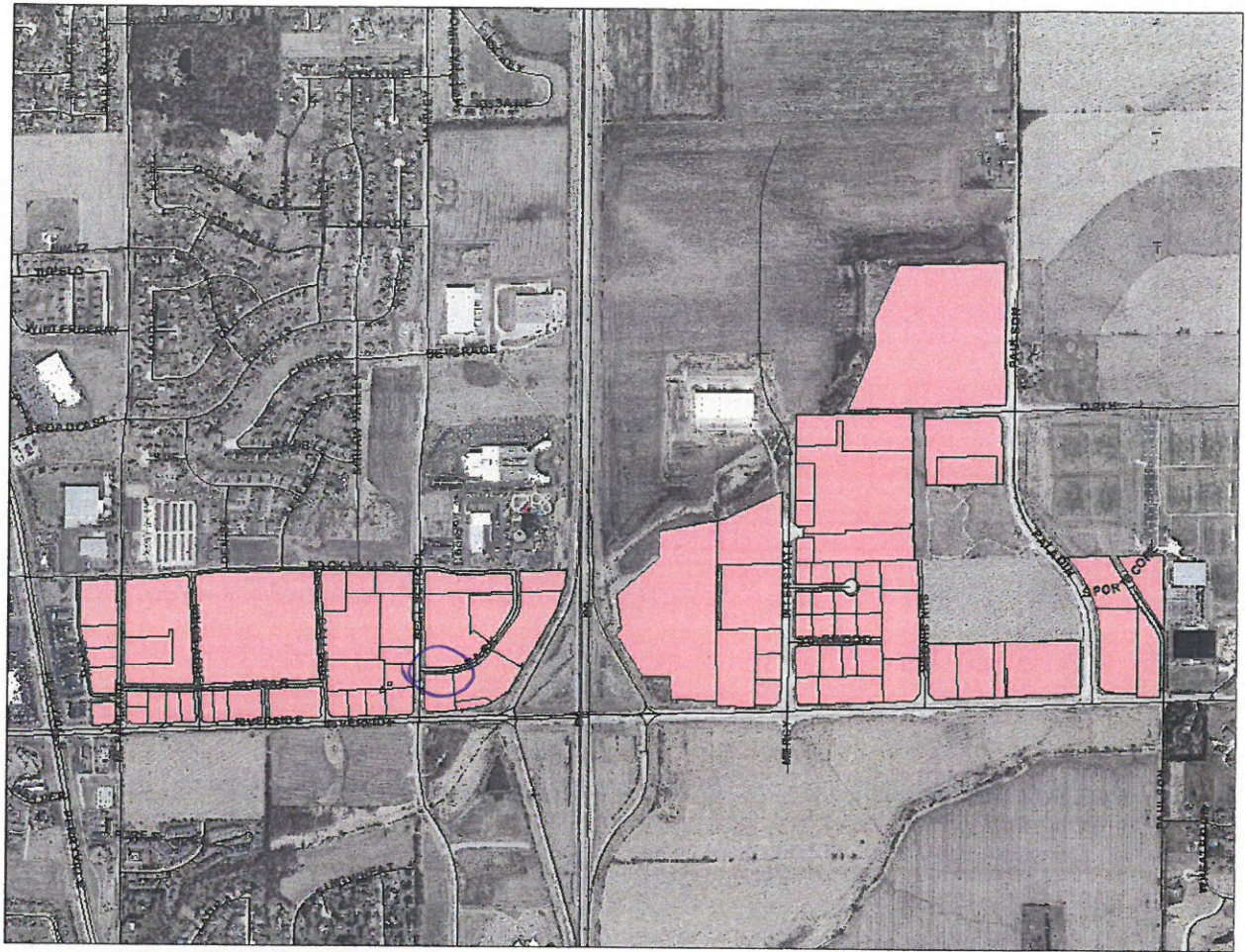


PROJECT NAME	Road Ranger #211 Loves Park, IL	
THE ADDRESS	7500 E. Riverside Blvd., 61111	
CLIENT INFORMATION	Interstate Hwy. 90 at Riverside Blvd.	
SHEET NAME	LAYOUT PLAN	
REVISION DATE	N/A	SHEET NO. EV 1

EY 1



Riverside/I-90 Overlay Boundary





**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.*

**42XX Bell School Road and 7500 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: **42XX Bell School Road and 7500 E. Riverside Boulevard**  
SUP for a parking lot in conjunction with the Road Ranger gas station

**Chairman**  
Alise Howlett

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date



## ZONING BOARD OF APPEALS

### Community Development Department

Date: November 6, 2020

<b>SUBJECT:</b>	A Special Use Permit for a drive-thru in the IL_CR (Light Industrial Commercial Retail) and E. Riverside / I90 Overlay Zoning Districts.
<b>LOCATION:</b>	7290 E. Riverside Boulevard
<b>COMPREHENSIVE PLAN:</b>	The City of Loves Park Comprehensive Plan identifies the area for the use of mixed use commercial and residential development.
<b>ZONING DISTRICT:</b>	North IL_CR (Light Industrial_Commercial Retail) South C3 (Commercial) Rockford East IL_CR (Light Industrial_Commercial Retail) West IL_CR (Light Industrial_Commercial Retail) IL_CR (Light Industrial_Commercial Retail)
<b>RELEVANT PROPERTY INFORMATION:</b>	The applicant would like to establish a business at this location with a drive-thru.
<b>Dumpster:</b>	
Required:	Code requires that a dumpster or trash be established for this business. It further requires that it be screened by a solid fence or wall adequate to shield the containers.
Provided:	A dumpster enclosure with landscaping that will screen the enclosure will be provided.
<b>Landscaping:</b>	
Required:	Landscaping shall be made up of trees, shrubs, vines, and other live plants, and within an 8ft mounded landscape buffer on each frontage. The project requires a minimum of four trees to be placed on the interior and exterior of the property. The trees shall not be grouped, but placed in such a way that the trees work to soften the aesthetics from increased pavement and vehicles on the property. The landscaping and trees shall be installed on all frontages screening the right-of-way.
Provided:	The business is providing 9 trees. The placement of trees in the parking lot meets part of the requirement for placement, however, the code prohibits trees from being grouped. The northern property line shows that trees will be concentrated at the rear of the property behind the building.  The landscaping being provided is primarily interior, with the exception of the Josten Drive frontage. The plan includes a variety of low lying plants and shrubs with the appropriate ground cover in the beds.
<b>Parking:</b>	

Required by code:	Fifteen parking stalls are required for this business, which includes 1 required ADA parking stall.
Provided:	Twenty-nine stalls are provided, two of which, are ADA compliant.
<b>Drive-thru window</b>	
Required by code:	The drive-thru lane is required to accommodate stacking for 5 vehicles
Provided:	The drive-thru lane meets the requirement.
	<p>The establishment of the special use will not be detrimental to the public health or adversely impact the area or land values. The use that will be established is a low impact use and should not negatively impact the surrounding properties and future development. The use will generate additional traffic to the area, however, the area is already a high traffic area with Riverside Boulevard being an arterial road through the City. The increased traffic should not have an adverse impact to existing surrounding uses in this zoning district. The establishment maintains a steady stream of traffic throughout the day, and should not generate excessive traffic to the area than what already exists. The use should not have an adverse impact on the development for the area, nor should it diminish property values. The area has not had much development in recent years, and it is likely that the use shall spur additional interest for development in the zoning district.</p>
<b>Recommendation:</b>	<p><b>Approval -</b> A Special Use Permit for a drive-thru window in the IL_CR (Light Industrial Commercial Retail) and E. Riverside/I90 Overlay Districts.</p> <p><b>Conditions:</b></p> <ol style="list-style-type: none"> <li>1. The Special Use Permit expires with the change in use.</li> <li>2. Two trees on the north property line shall be relocated closer to the Riverside frontage, along the western property line, and spaced equally. The landscape beds, as presented, shall be permitted. The business and/or land owner shall be responsible for the maintenance, repair, and replacement of all landscaping materials. The plant materials and landscape bed areas shall be maintained in healthy growing condition, free from refuse, debris, and weeds at all times.</li> <li>3. The Special Use Permit shall be renewed 1 year from the date of approval.</li> <li>4. All building, freestanding signs, and materials shall meet the requirements of Article VI, Signs, Section 102-284, the East Riverside/I-90 Overlay District, Section 102-338, and the Overlay Review Board (ORB) recommendations.</li> </ol>
<b>ATTACHMENTS:</b>	See attachments
<b>ZONING BOARD RECOMMENDATIONS</b>	
<b>VOTE:</b>	
<b>APPROVAL:</b>	

**DENIAL:**

**TABLED:**

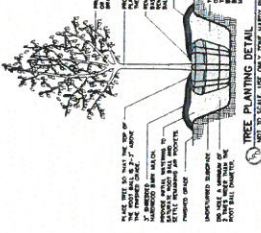
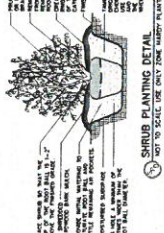
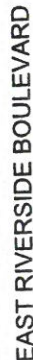
**CONDITIONS:**

**AUDIENCE  
COMMENTS:**



SP-1





**Know what's Below.  
Call before you dig.**

[illegible]

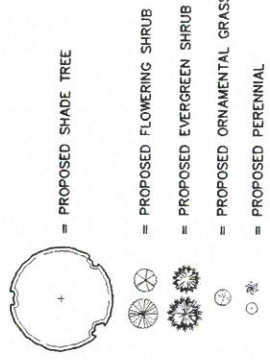
2. PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.

ON SITE PARKING DATA	
REGULAR SPACES	27
ADA ACCESSIBLE SPACES	2
TOTAL SPACES	29

## PLANT LIST

[illegible]

## LANDSCAPE MATERIAL KEY



Prepared By: **Watmark Engineering Resources**  
 2031 Clinger Woods Hwy | Aurora, IL 60002 (630) 375-1000  
 engineering.com

PRELIMINARY LANDSCAPE PLAN

A circular seal with a double-lined border. The outer ring contains the text "ISA CERTIFIED ARBORIST" at the top and "No. 2508" at the bottom, separated by two small stars. The center of the seal contains the name "DANIEL D. OLSON" in a bold, sans-serif font.

# PRELIMINARY LANDSCAPE PLAN





6440 Westfield Blvd.  
Indianapolis, IN 46220

PROPOSED  
COFFEE SHOP  
W/ DRIVE-THRU  
7201 E RIVERVIEW BOULEVARD  
LOFT PARK, ELUGO



ARCHITECTS  
P.312.855.8331 • d@dxu.com  
Architect of Record

Consultant

DATE FOR REVIEW: 08/01/2017  
NO. 10000  
DATE

Seal

ORB REVIEW

Project No. 2017-107

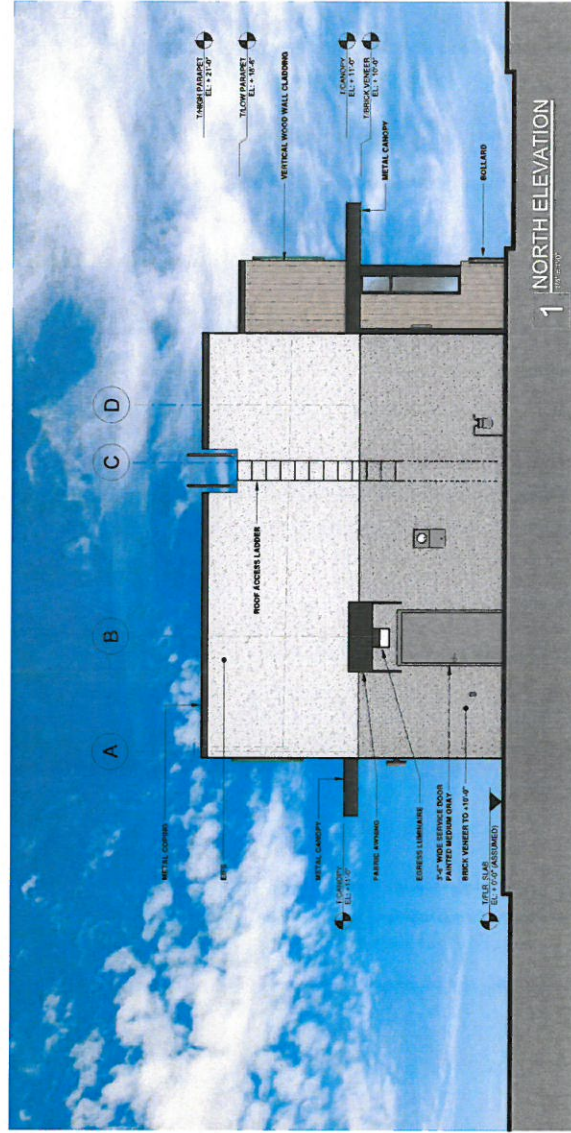
Approved: [Signature]

Title

EXTERIOR  
ELEVATIONS

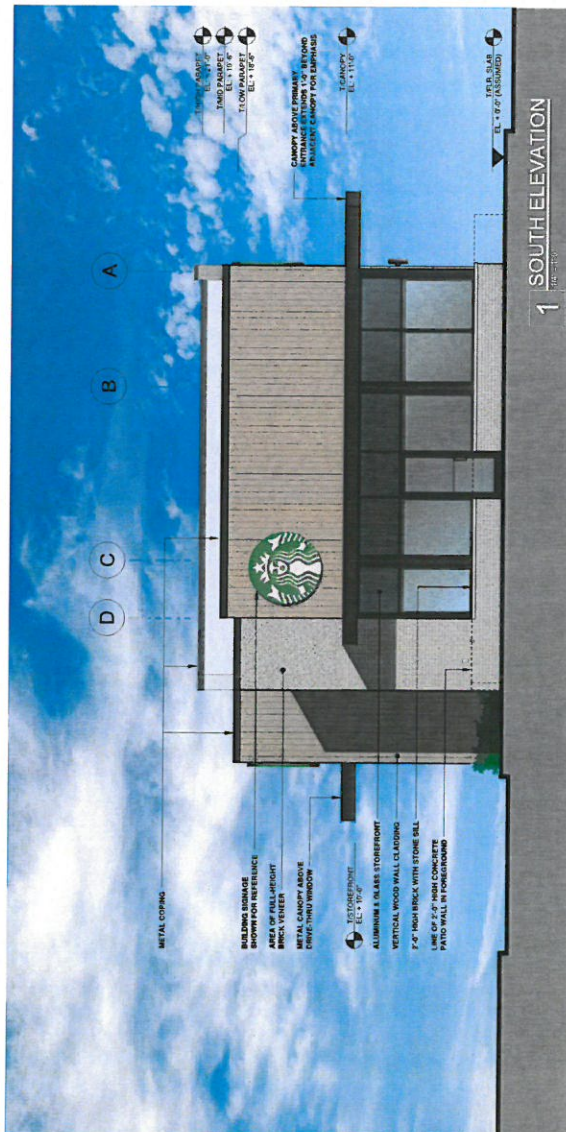
Sheet

EL-2.0



MATERIALS LEGEND	
	BRICK VENEER CONCRETE MADE IN INDIA MADE IN INDIA
	STONE VENEER CONCRETE MADE IN INDIA MADE IN INDIA
	WOOD WALL CLADDING CONCRETE MADE IN INDIA MADE IN INDIA
	METAL COPING CONCRETE MADE IN INDIA MADE IN INDIA
	METAL CANOPIES CONCRETE MADE IN INDIA MADE IN INDIA
	EXTERIOR INSULATION & FINISH SYSTEM (EIFS) CONCRETE MADE IN INDIA MADE IN INDIA
	FABRIC AWNING ABOVE SERVICE DOOR CONCRETE MADE IN INDIA MADE IN INDIA





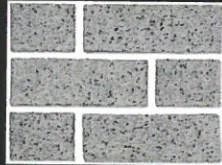


# PROPOSED COFFEE SHOP W/ DRIVE-THRU

7290 E. RIVERSIDE BOULEVARD  
LOVES PARK, ILLINOIS

OVERLAY REVIEW BOARD APPLICATION  
10-26-20

## EXTERIOR MATERIALS LEGEND



### BRICK VENEER

COLOR: 'PEWTER'

TEXTURE: 'MISSION'

MANUFACTURER: MUTUAL MATERIALS



### STONE SILL

INDIANA LIMESTONE

COLOR: SILVER BUFF

MANUFACTURER: INDIANA LIMESTONE CO.

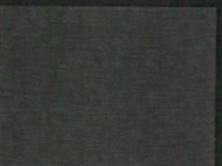


### WOOD WALL CLADDING

COLOR: 'STRAW'

WIDTH: 5"

MANUFACTURER: reSAWN TIMBER CO.



### METAL COPING

### METAL CANOPIES

### ALUMINUM STOREFRONT FRAMING

COLOR: MATCH BLACK NO. 29

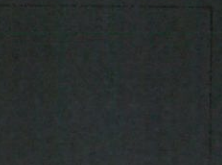
MANUFACTURER: KAWNEER



### EXTERIOR INSULATION & FINISH SYSTEM (EIFS)

COLOR: 627A 'TWILIGHT GRAY'

MANUFACTURER: DRYVIT



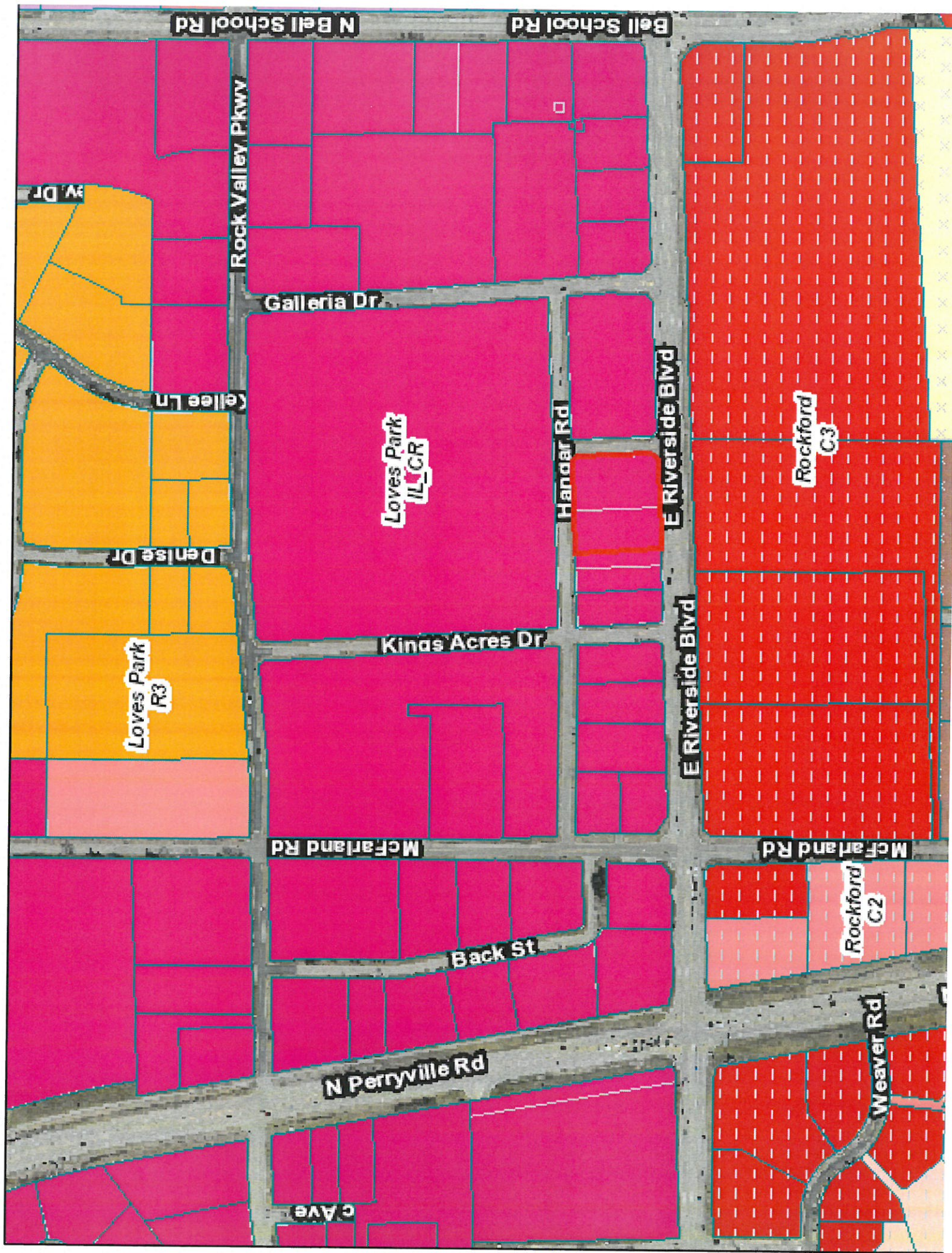
### FABRIC AWNING ABOVE SERVICE DOOR

FABRIC TYPE: MARINE SOLIDS

COLOR: 4608 'JET BLACK'

MANUFACTURER: SUNBRELLA







**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.

**7290 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.

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Reason:

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- 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.

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Reason:

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- 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.

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Reason:

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

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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: **7290 E. Riverside Boulevard**  
SUP for a drive-thru

**Chairman**  
Alise Howlett

Signature

Date



## ZONING BOARD OF APPEALS

### Community Development Department

Date: November 4, 2020

<b>SUBJECT:</b>	<p>A Variance from a required 14,600 square foot lot size to a requested 13,197 square foot lot size in the R3A (Four Family Residential) Zoning District.</p> <p>A Variance from a required 6 foot side yard setback to a requested 5 foot 4 inch side yard setback in the R3A (Four Family Residential) Zoning District.</p>
<b>LOCATION:</b>	5767 Whispering Way
<b>COMPREHENSIVE PLAN:</b>	Multi-family Residential
<b>ZONING DISTRICT:</b>	North R1 (Single Family Residential) and R3A (Four Family Residential) South R3A (Four Family Residential) East R1 (Single Family Residential) West R1 (Single Family Residential)
<b>PROPERTY INFORMATION AND RELEVANT FACTS:</b>	<p>The property owner has a four family residence that was built over the property line. He is working with the property owner to the south to reconfigure both lots so that the residences are on separate parcels. The adjusted property boundaries will require variances, for a decreased lot square footage and side yard setback.</p>
<b>Requirements:</b>	<p>Minimum lot size shall be 14,600 square feet Minimum lot width 80 feet at established building setback Minimum side yard setback is 6 feet Minimum rear yard setback 25 feet</p>
<b>Request:</b>	<p>Reduction of lot size to 13,197 square feet Reduction of side yard setback to 5 feet, 4 inches</p>
<b>Findings:</b>	<p>Strict or literal interpretation of the regulation would result in unnecessary hardship against the property owner. The builder, built the 4-family over the property line. The property owner does have exceptional circumstances applicable to the property that do not apply to other properties in the zoning district. The property owner will not be able to sell the property without applying for variances to make the parcels legal non-conforming. Granting the variances does not constitute special privilege for the land owner. Any property owner in the same circumstances would need to utilize the zoning process to fix similar issues. The approvals shall not be detrimental to the health and safety of land owners in the zoning district. The approval will allow the land owner the ability to enjoy his property without the burden of zero setbacks, and a property line that encroaches into two residential dwellings.</p>



**RECOMMENDATION:** **Approval** - A Variance from a required 14,600 square foot lot size to a requested 13,197 square foot lot size in the R3A (Four Family Residential) Zoning District.

**RECOMMENDATION:** **Approval** - A Variance from a required 6 foot side yard setback to a requested 5 foot, 4 inch side yard setback in the R3A (Four Family Residential) Zoning District.

APPROVAL / DENIAL / TABLED

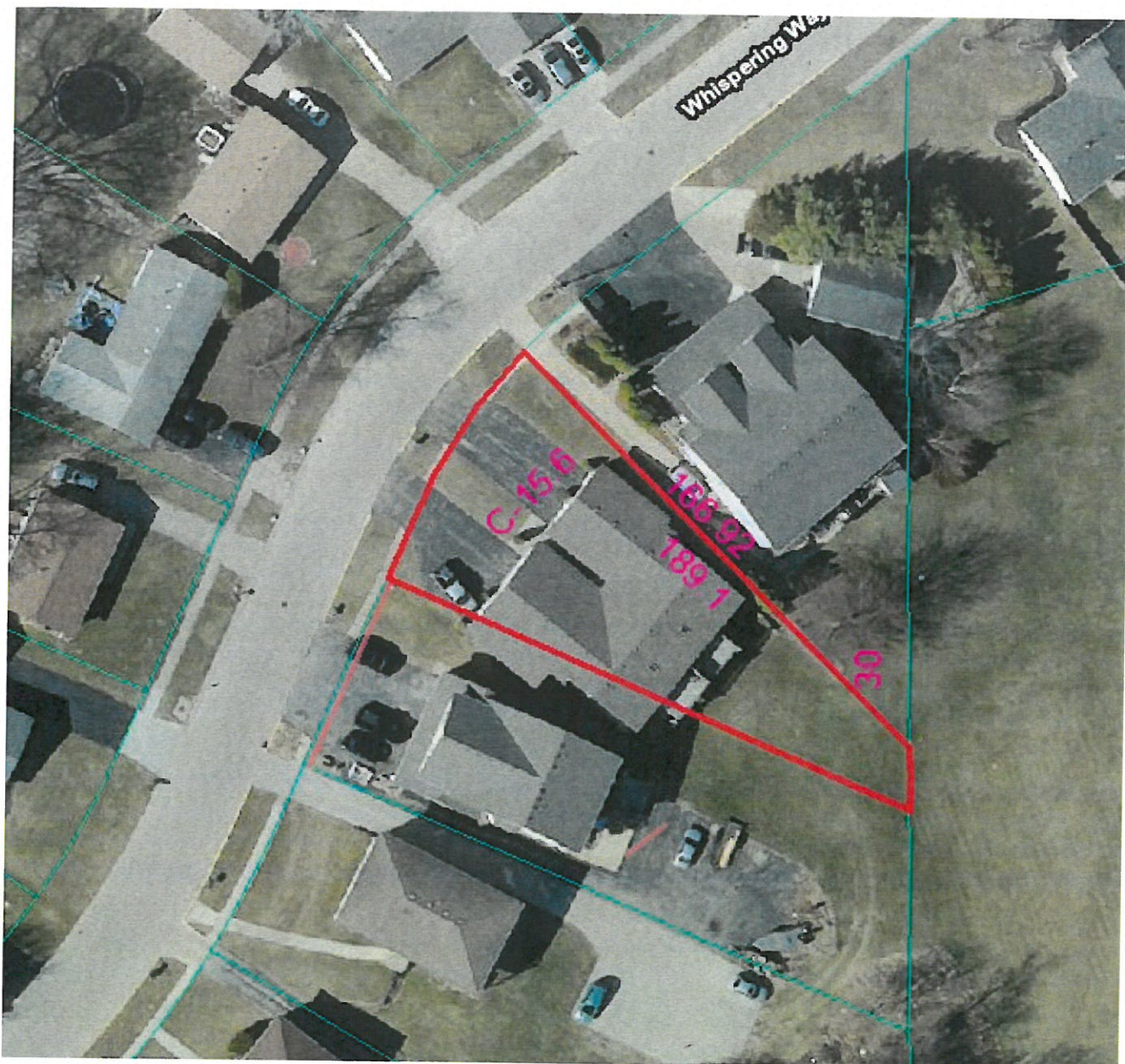
**ATTACHMENTS:** See attachments

**ZONING BOARD  
RECOMMENDATIONS:**

Vote: \_\_\_\_\_

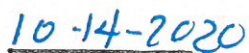
**CONDITIONS:**

**AUDIENCE  
COMMENTS:**

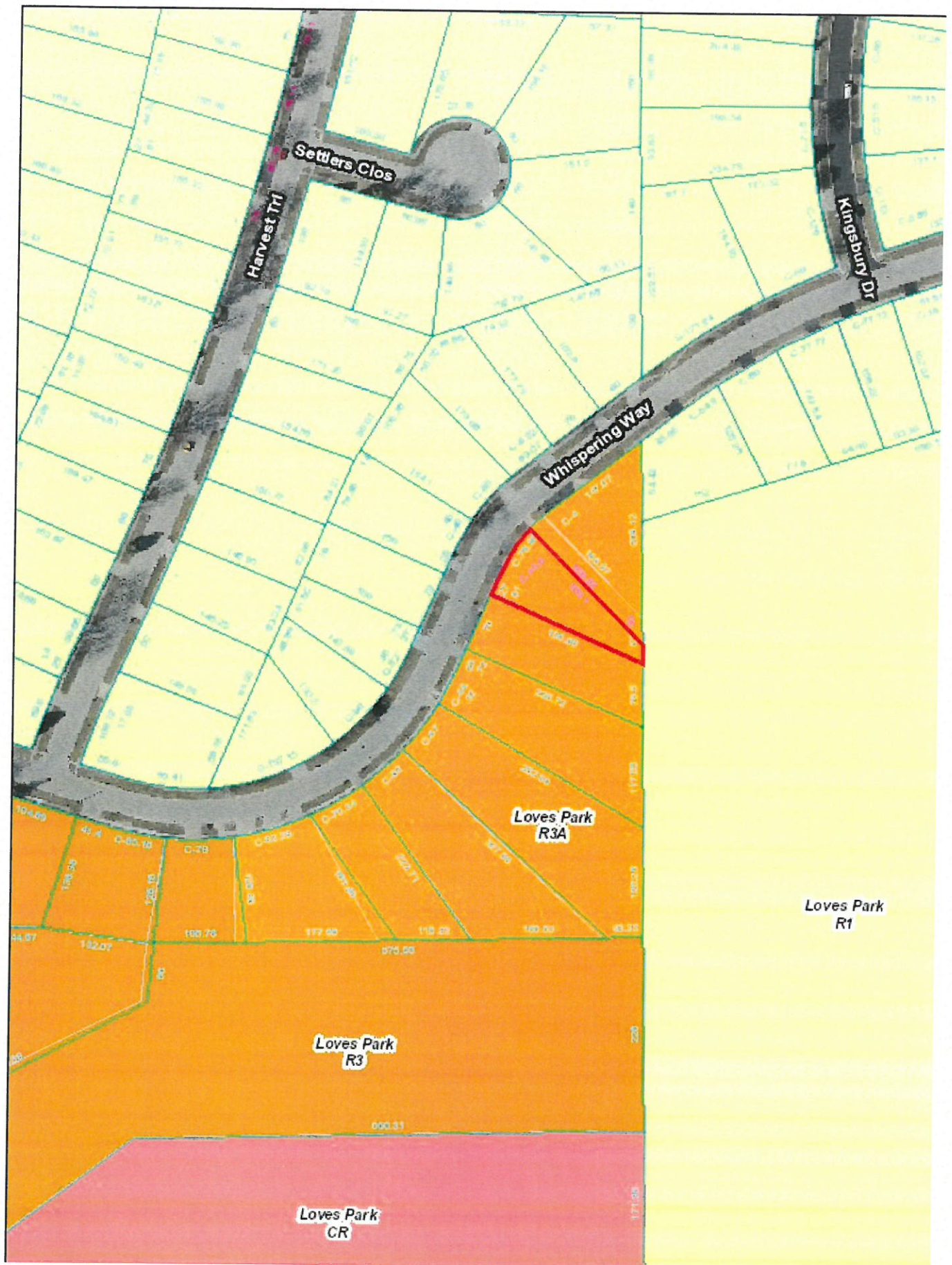


Property Address:	5767 Whispering Way
Parcel Number:	12-04-253-037
Applicant:	Elisa J. Whitman – Reilly Law Offices 6801 Spring Creek Road, Ste 2D Rockford, Illinois 61114
Owner:	Alan J. Menting, Jr., Trustee 9449 Ridgeview Road Belvidere, Illinois 61008









**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: 5767 Whispering Way**

  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.

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*Reason:*

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

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: **5767 Whispering Way**  
Variance from 14,600 square foot lot to 13,197 square foot lot

**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 considered before a petition for a variation may be approved.

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**Location: 5767 Whispering Way**

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.

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*Reason:*

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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: **5767 Whispering Way**  
Variance from a 6 foot side yard setback to a requested 5 foot 4 inch setback

**Chairman**  
Alise Howlett

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date





## ZONING BOARD OF APPEALS

### Community Development Department

Date: November 4, 2020

<b>SUBJECT:</b>	<p>A Variance from a required 14,600 square foot lot size to a requested 12,156 square foot lot size in the R3A (Four Family Residential) Zoning District.</p> <p>A Variance from a required 6 foot side yard setback to a requested 5 foot 4 inch side yard setback in the R3A (Four Family Residential) Zoning District.</p> <p>A Variance from a required 80 foot lot width at the building setback line to a requested 52.33 foot lot width at the building setback line in the R3A (Four Family Residential) Zoning District.</p>
<b>LOCATION:</b>	5733 Whispering Way
<b>COMPREHENSIVE PLAN:</b>	Multi-family Residential
<b>ZONING DISTRICT:</b>	<p>North R1 (Single Family Residential) and R3A (Four Family Residential)</p> <p>South R3A (Four Family Residential)</p> <p>East R1 (Single Family Residential)</p> <p>West R1 (Single Family Residential)</p>
<b>PROPERTY INFORMATION AND RELEVANT FACTS:</b>	<p>The property owner has a four family residence on his property, and a portion of a separate four family residence on his property. The builder, who built the structure to the north, built a four family residence over the property line. The adjusted boundaries will require variances for decreased lot square footage, side yard setback, and lot width at the building setback line.</p>
<b>Required:</b>	<p>Minimum lot size shall be 14,600 square feet</p> <p>Minimum lot width 80 feet at established building setback</p> <p>Minimum side yard setback is 6 feet</p> <p>Minimum rear yard setback 25 feet</p>
<b>Request:</b>	<p>Reduction of lot size to 12,156</p> <p>Reduction of side setback to 5 feet 4 inches</p> <p>Reduction of lot width at building setback to 52.33 feet</p>
<b>Findings:</b>	<p>Strict or literal interpretation of the regulation would result in unnecessary hardship against the property owner. The builder to the north, built a 4-family over the property line. The City was unaware of this and the problem has remained uncorrected. The property owner does have exceptional circumstances applicable to the property that do not apply to other properties in the zoning district. The land owner will not be able to sell the property without applying for the appropriate variances to make the parcel legal</p>

non-conforming. Granting the variances do not constitute special privilege for the land owner. It is necessary to make these adjustment through zoning. Once the zoning is approved both property owners will subdivide the land to meet the variances being applied for. The approvals shall not be detrimental to the health and safety of the zoning district. The zoning being requested will have no noticeable impact to adjacent properties and will not adversely impact property values.

**RECOMMENDATION:** **Approval** - A Variance from a required 14,600 square foot lot size to a requested 12,156 square foot lot size in the R3A (Four Family Residential) Zoning District.

**RECOMMENDATION:** **Approval** - A Variance from a required 6 foot side yard setback to a requested 5 foot, 4 inch side yard setback in the R3A (Four Family Residential) Zoning District.

**RECOMMENDATION:** **Approval** - A Variance from a required 80 foot lot width at the building setback line to a requested 52.33 foot lot width at the building setback line in the R3A (Four Family Residential) Zoning District.

APPROVAL / DENIAL / TABLED

**ATTACHMENTS:** See attachments

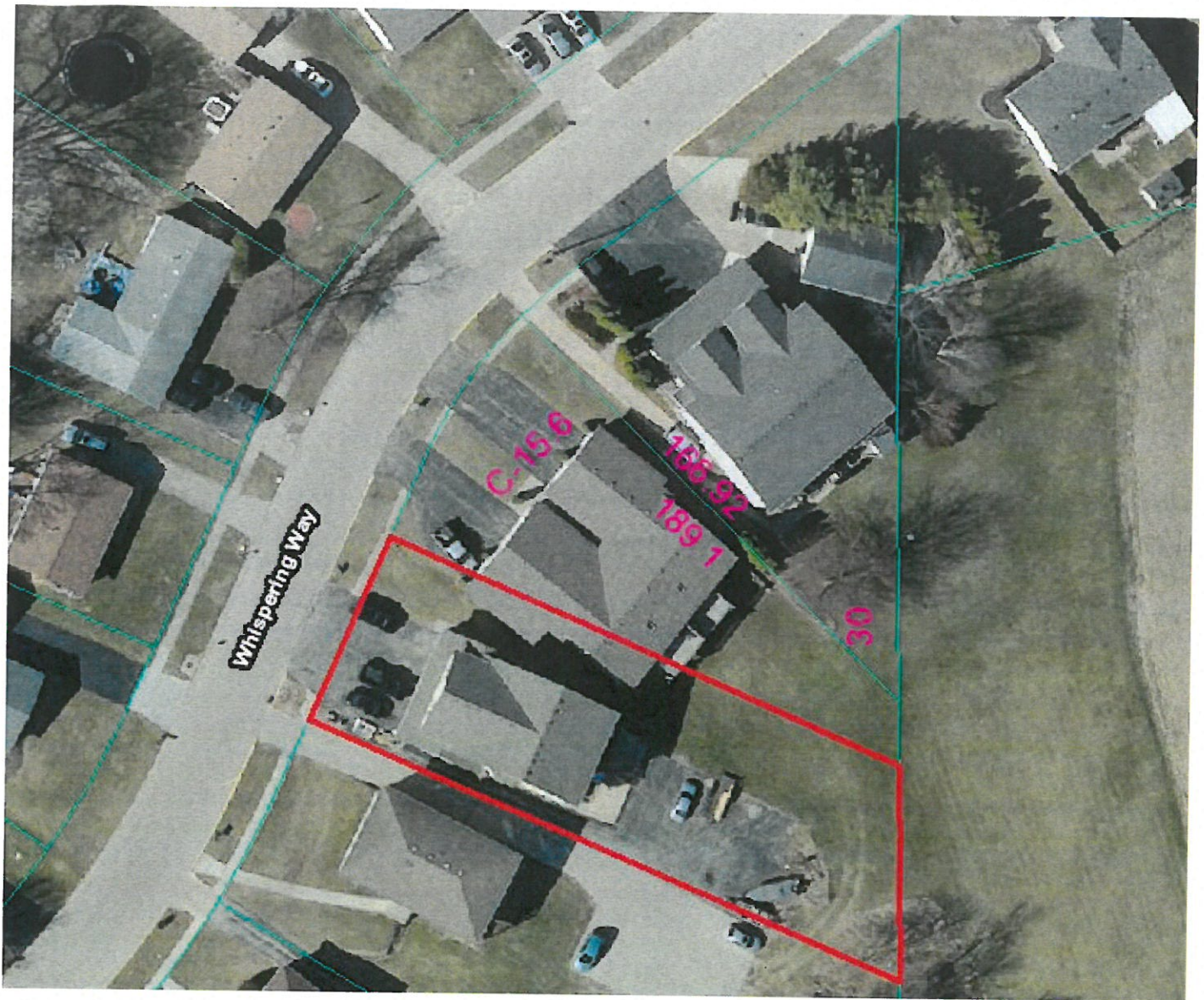
**ZONING BOARD  
RECOMMENDATIONS:**

Vote: \_\_\_\_\_

**CONDITIONS:**

**AUDIENCE  
COMMENTS:**

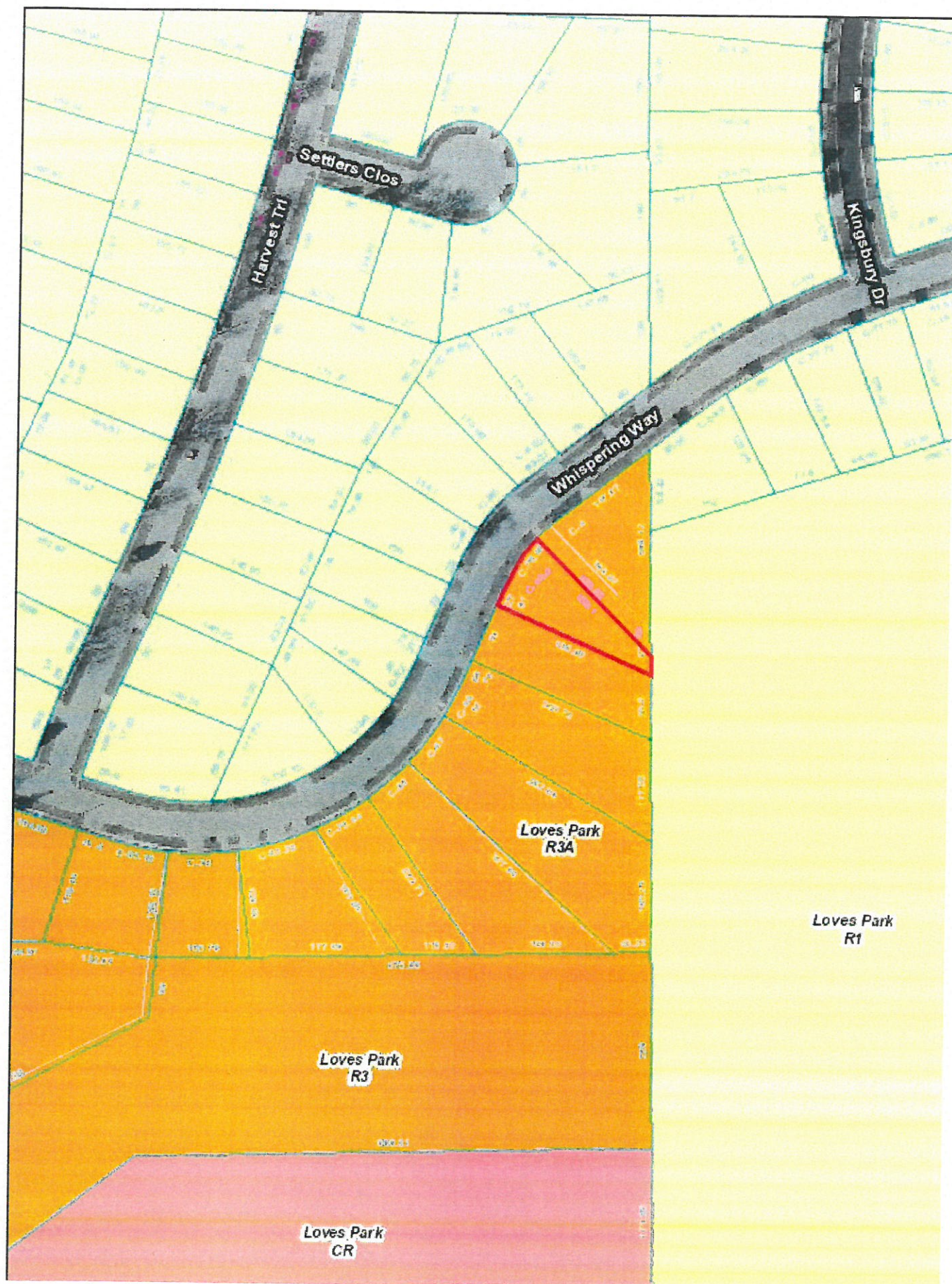




Property Address:	5733 Whispering Way
Parcel Number:	12-04-253-031
Applicant:	Elisa J. Whitman – Reilly Law Offices 6801 Spring Creek Road, Ste 2D Rockford, Illinois 61114
Owner:	Ryen Sack 751 Doa Lane Brighton, Michigan 48114







**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: 5733 Whispering Way**

  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.



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*Reason:*

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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: **5733 Whispering Way**  
Variance from 14600 sqft lot to 12,156 sqft lot

**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 considered before a petition for a variation may be approved.

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**Location: 5733 Whispering Way**

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:  
\_\_\_\_\_  
\_\_\_\_\_

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\_\_\_\_\_  
\_\_\_\_\_  
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: **5733 Whispering Way**  
Variance from 6 ft to 5 ft 4 inches for side yard 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 considered before a petition for a variation may be approved.

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**Location: 5733 Whispering Way**

ZBA

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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.



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*Reason:*

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- 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: **5733 Whispering Way**

A Variance from a required 80ft lot width to a 52.33 lot width at the BSL

**Chairman**  
Alise Howlett

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date



## ZONING BOARD OF APPEALS

### Community Development Department

Date: November 2, 2020

**SUBJECT:** A Zoning Map Amendment from the CR (Commercial Retail) Zoning District to R1 (Single Family Residential) Zoning District.

**LOCATION:** 520 E. Riverside Boulevard

**COMPREHENSIVE PLAN:** Medium multi-family residential

**ZONING DISTRICT:**

North	R1 (Single Family Residential)
South	CR (Commercial Retail)
East	CR (Commercial Retail)
West	CR (Commercial Retail)

**PROPERTY INFORMATION:** Property owner would like to re-zone the property back to a single family residence to eliminate the legal non-conforming status, which prevents the owner from expanding the residence. Additionally, the commercial zoning is restrictive for future homeowners that may wish to purchase the property and utilize it as a residence.

Requirements for R1:

Front building setback:	30 feet
Rear building setback:	30 feet
Side building setback:	6 feet
Lot size requirements:	8,500 square feet
Established width at setback line:	80 feet

Provided:

Established width at setback line:	81 feet
Lot size requirements:	9,517 square feet

**RECOMMENDATION:** **Approval** - A Zoning Map Amendment from the CR (Commercial Retail) Zoning District to the R1 (Single Family Residential) Zoning District.

**ATTACHMENTS:** See attachments

**ZONING BOARD RECOMMENDATIONS:** APPROVAL / DENIAL / TABLED

Vote: \_\_\_\_\_

**CONDITIONS:** AS PRESENTED / AMENDED / N/A

**AUDIENCE COMMENTS:**





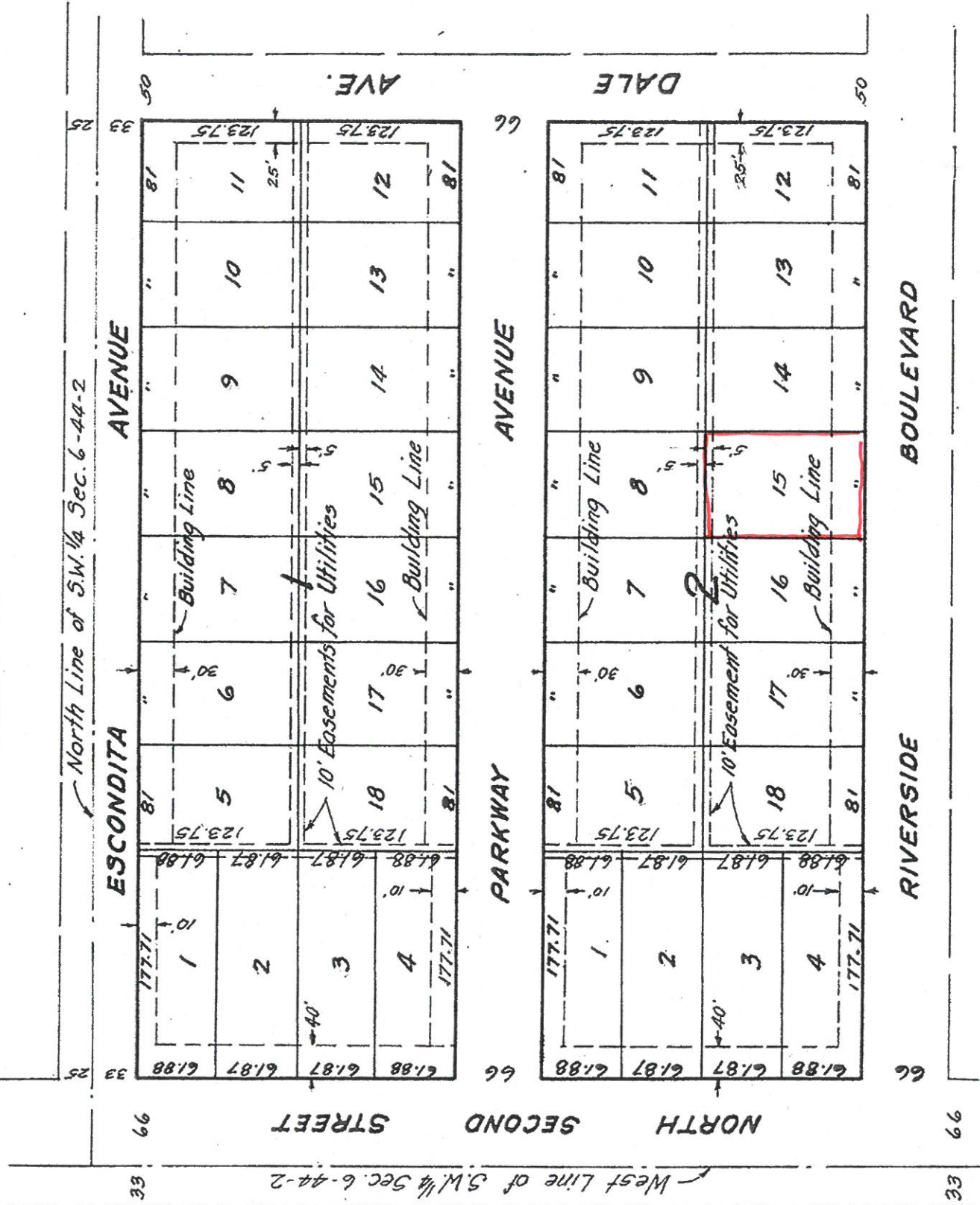
Parcel: 12-06-302-013

Address: 520 E. Riverside Boulevard

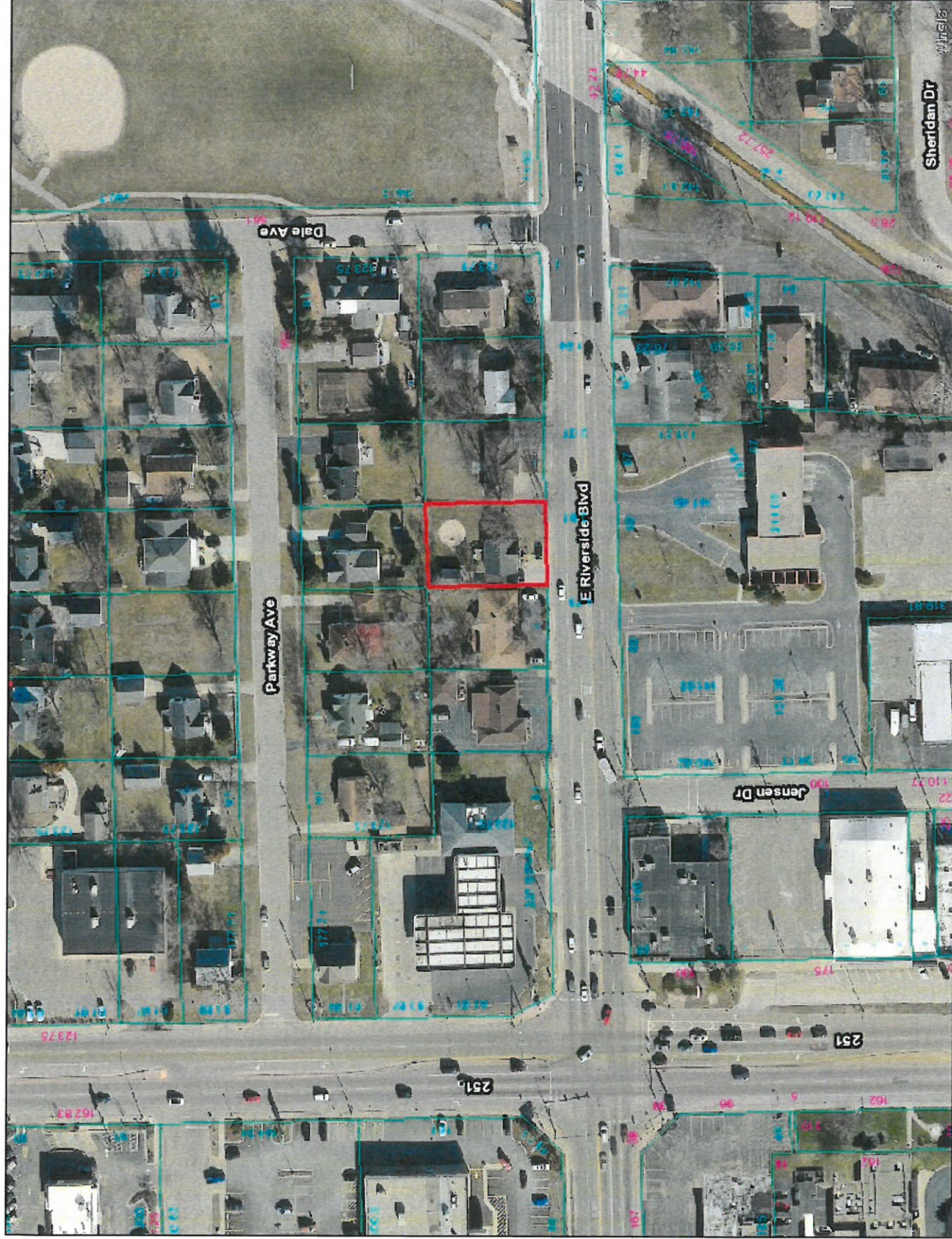
Property Owner: Michelle Phillips  
520 E. Riverside Boulevard  
Loves Park, Illinois 61111

Applicant: Andrew Quintanilla  
526 E. Riverside Boulevard  
Loves Park, Illinois 61111

Scale 1" = 100'















## ZONING BOARD OF APPEALS

### Community Development Department

Date: November 2, 2020

<b>SUBJECT:</b>	A Zoning Map Amendment from the CR (Commercial Retail) Zoning District to the R1 (Single Family Residential) Zoning District.	
<b>LOCATION:</b>	526 E. Riverside Boulevard	
<b>COMPREHENSIVE PLAN:</b>	Medium multi-family residential	
<b>ZONING DISTRICT:</b>	North	R1 (Single Family Residential)
	South	CR (Commercial Retail)
	East	CR (Commercial Retail)
	West	CR (Commercial Retail)
<b>PROPERTY INFORMATION:</b>	Property owner would like to re-zone the property back to a single family residence to eliminate the legal non-conforming status, which prevents the owner from expanding the residence. Additionally, the commercial zoning is restrictive for future homeowners that may wish to purchase the property and utilize it as a residence.	
Requirements for R1:	Front building setback:	30 feet
	Rear building setback:	30 feet
	Side building setback:	6 feet
	Lot size requirements:	8,500 square feet
	Established width at setback line:	80 feet
Provided:	Established width at setback line:	81 feet
	Lot size requirements:	9,590 feet
<b>RECOMMENDATION:</b>	<b>Approval</b> - A Zoning Map Amendment from the CR (Commercial Retail) Zoning District to the R1 (Single Family Residential) Zoning District.	
<b>ATTACHMENTS:</b>	See attachments	
<b>ZONING BOARD RECOMMENDATIONS:</b>	APPROVAL / DENIAL / TABLED	

Vote: \_\_\_\_\_

**CONDITIONS:** AS PRESENTED / AMENDED / N/A

**AUDIENCE COMMENTS:**



Parcel: 12-06-302-014

Address: 526 E. Riverside Boulevard

Property Owner: Andrew Quintanilla  
526 E. Riverside Boulevard  
Loves Park, Illinois 61111

Applicant: Andrew Quintanilla  
526 E. Riverside Boulevard  
Loves Park, Illinois 61111



44

of a part of the SW  $\frac{1}{4}$  of Section 6, T. 44 N. R. 2 E. of the 3rd P.M.

Scale 1" = 100'

