



AGENDA
LOVES PARK ZONING BOARD OF APPEALS
January 20, 2022

CITY COUNCIL CHAMBERS
100 HEART BOULEVARD
5:30 P.M.

1. Roll call and declaration of a quorum
2. Reading and approval of the minutes from the **December 16, 2021** meeting
3. Report from the Zoning Office - None
4. Unfinished business –
 - A. N. ALPINE ROAD (08-32-376-028)** – A Special Use Permit to allow an automobile repair establishment, and to allow vehicle sales in conjunction with the automobile repair establishment in the CR (Commercial Retail) Zoning District.
5. New business –
 - A. 7003 N. ALPINE ROAD** – A Special Use Permit to allow an indoor athletic sports facility in the CR (Commercial Retail) Zoning District.
 - B. 4180 N. PERRYVILLE ROAD (12-03-252-023)** – A Special Use Permit to allow a radiopharmaceutical preparation and associated pharmacy operations with, onsite preparation of pharmaceutical compounds prescribed by physicians for use in PET/CT scans and similar testing, which are then delivered to the prescribing facility. Storage of 20 company vehicles that will remain on site when not actively engaged in delivery of pharmaceutical compounds to the hospitals in the region that are served by the facility in IL_CR (Light Industrial _ Commercial Retail) Zoning District.
 - C. PARCEL 12-02-126-012** – A Zoning Map Amendment for the westerly remaining portion of the parcel from IL_CR (Light Industrial _ Commercial Retail) to the R2 (Two-family Residential) Zoning District.
 - D. COMPREHENSIVE PLAN** – Future Landuse Map Amendment
6. Public participation & comment
7. General discussion
8. Adjournment

Andrew Quintanilla
Zoning Officer

MINUTES OF THE LOVES PARK ZONING BOARD OF APPEALS
THURSDAY, DECEMBER 16, 2021
5:30 P.M.
COUNCIL CHAMBERS

1. CHAIRMAN MIKE OWENS CALLED THE MEETING TO ORDER AT 5:30 P.M.

MEMBERS PRESENT: MIKE OWENS, BEN DANIELSON, JASON VANDIVER,
CATHY NELSON,

MEMBERS ABSENT: LUKE CARLSON, LYNDI TOO HILL

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

Chairman Owens announced that items considered for recommendation at this meeting will be forwarded to the Community Development Committee meeting on January 3, 2022 at 6:15 p.m.

2. MINUTES

Mrs. Nelson moved to approve the minutes from the meeting November 18, 2021. Second by Mr. Danielson. Motion carried by voice vote.

3. ZONING OFFICE REPORT

4. UNFINISHED BUSINESS

5. NEW BUSINESS

- A. **4305 KELLEEE LANE** – Zoning Map Amendment from IL/CR Zoning District to the R3 Zoning District. Appropriate notice has been given.

Carol Lockwood of Hinshaw & Culbertson, 100 Park Avenue, Rockford, IL was sworn in on behalf of Petitioner and stated that they are requesting a Zoning Map Amendment from the IL/CR Zoning District to the R3 Zoning District so that the property can be developed with multi-family dwellings.

No objector present.

Mrs. Nelson moved to approve a Zoning Map Amendment from the IL/CR Zoning District to the R3 Zoning District. Second by Mr. Danielson. The findings of the facts have been met and discussed in accordance with the zoning recommendations provided.

MOTION APPROVED 4-0 (WITH CHAIRMAN OWENS VOTING)

- B. **N. ALPINE ROAD (08-32-376-028)** – Special Use Permit to allow an automobile repair establishment, and to allow vehicle sales in conjunction with the automobile repair establishment in the CR Zoning District. Appropriate notice has been given.

Mrs. Nelson moved to lay over a request for a Special Use Permit to allow for an automobile repair establishment, and to allow vehicle sales in conjunction with the automobile repair establishment in the CR Zoning District. Second by Mr. Danielson.

MOTION APPROVED 4-0 (WITH CHAIRMAN OWENS VOTING)

6. PUBLIC PARTICIPATION AND COMMENT

None

7. General Discussion

None

Mrs. Nelson moved that the meeting be adjourned. Second by Mr. Vandiver. Motion carried by voice vote. The meeting adjourned at 5:52 p.m.

Sheila Mills, Secretary



ZONING BOARD OF APPEALS

Community Development Department

Date: January 6, 2022

SUBJECT: A Special Use Permit to allow an indoor athletic sports facility in the CR (Commercial Retail) Zoning District.

LOCATION: 7003 N. Alpine Road (12-05-202-002, 12-05-202-003, 12-05-202-008, 12-05-202-009, 12-05-202-010, and 12-05-202-018)

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

ZONING DISTRICT:

North	CR (Commercial Retail) and IL (Light Industrial)
South	CR (Commercial Retail)
East	CR (Commercial Retail) and IL (Light Industrial)
West	CR (Commercial Retail) and IL (Light Industrial)

PROPERTY INFORMATION AND RELEVANT FACTS:

Building Setbacks:

Required: Building setback: 30 feet
Side yard: 5 feet buildings under 25 feet
Rear yard: 20 feet

Provided: The building was established in 1974. Setbacks are existing and shall be deemed in conformity, unless modifications to the structure occur at some future date. The, then, property owner in 2007 acquired additional parcels and expanded the parking lot to include all of the easterly parcels.

Landscaping:

Required: An 8 foot deep landscape buffer with a combination of planted trees, shrubs, ground cover, and plants. It shall be curbed or provide some other protective barrier to the passage of vehicles. Trees shall be required to be planted on interior and exterior of the development based on interior and exterior parking spaces provided.

- A single tree for the exterior parking stalls
- Fifteen trees for the interior parking stalls
- Landscape island in the parking areas
- Eight foot deep landscape buffer on both frontages filled with trees, shrubs, plants, and ground cover.

Provided: The property has a few shrubs and trees. The business owner is agreeable to improving the exterior with additional landscaping. The landscape plan for this petition is sufficient.

Dumpster Enclosure:

Required:

Enclosures for commercial and industrial properties and businesses shall be poured concrete or masonry to adequately shield containers within the enclosure. The use of chain link fences and slats shall be prohibited in all districts

Provided:

The business does utilize commercial trash services, and has a designated area for the trash dumpster, but no enclosure.

Parking:

Required:

The facility, for all uses, is required to have 100 parking stalls, with 4 accessible stalls.

Provided:

The site plan shows 161 stalls, which does include 6 accessible stalls.

Findings:

The establishment of the special use will not be detrimental to, or endanger the comfort and general welfare of the residents and existing businesses in the area. The building was built for this use at its inception. The sports use has been functioning at this location for the better part of 45 years with little to no incidence. The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for inherent uses. The use should not adversely impair or diminish land values given the length of time the use has been in operation at this facility. The use should not negatively impact development for this area. The business owner is agreeable to making exterior improvements with landscaping, which will enhance the property and zoning district. Staff does not see that reestablishing the use as a sports facility to be problematic. Staff sees that opening up the facility for uses such as concerts, parties, events, and other similar activities to be problematic for various reasons. These types of uses may generate issues with parking, occupancy, and safety. The facility was designed and is suited for its intended purpose only.

RECOMMENDATION:

Approval - A Special Use Permit to allow an indoor athletic sports facility in the CR (Commercial Retail) Zoning District.

Conditions:

1. The Special Use Permit shall be renewed 1 year from the date of approval.
2. The Special Use Permit shall be revoked with verified complaints from adjacent business owners or complaints by the local authorities.
3. The applicant shall be required to install a continuous 8 foot deep landscape buffer on the Windsor Road and Alpine Road frontages, observing ingress/egress. The landscape buffer shall be mounded a minimum of one foot above the height of the adjacent parking area, but not to exceed a three to one slope. The buffer shall be filled with a Bradford Pear trees that will be or grow to a height of 15 feet at maturity. The berms shall include a variety of shrubs, perennials, and dark mulch. The landscape plan shall be sufficient as presented.
4. The business owner/property owner shall be responsible for the maintenance, repair, and replacement of all landscape plants and materials. The landscape beds, shall be tended too, and maintained in a healthy growing condition, free from refuse, debris, and weeds at all times. Landscaping shall be installed on or before May 30, 2022.
5. No banquets, concerts, parties, receptions, special events, or other non sports related activities shall be permitted.
6. Overflow parking is not permitted off-site. The business owner shall not allow patrons to park on adjacent business lots.

7. The dumpster enclosure may be constructed of wood, but no chain line fence shall be permitted.
8. The area around the dumpster enclosure shall be cleaned up. All weeds, debris, and trash shall be removed. The ground shall be leveled and maintained free from trash and weeds at all times.
9. Two trash receptacles shall be placed at the front entrance.
10. No outside storage shall be permitted.
- 11 The sign shall be repaired within 30 days of approval, and not be increased in height.

ATTACHMENTS:

See attachments

**ZONING BOARD
RECOMMENDATIONS:**

Vote:

APPROVAL / DENIAL / TABLED

**AUDIENCE
COMMENTS:**



PARCEL NUMBER(S): 12-05-202-002, 12-05-202-003, 12-05-202-008,
12-05-202-009, 12-05-202-010, 12-05-202-018

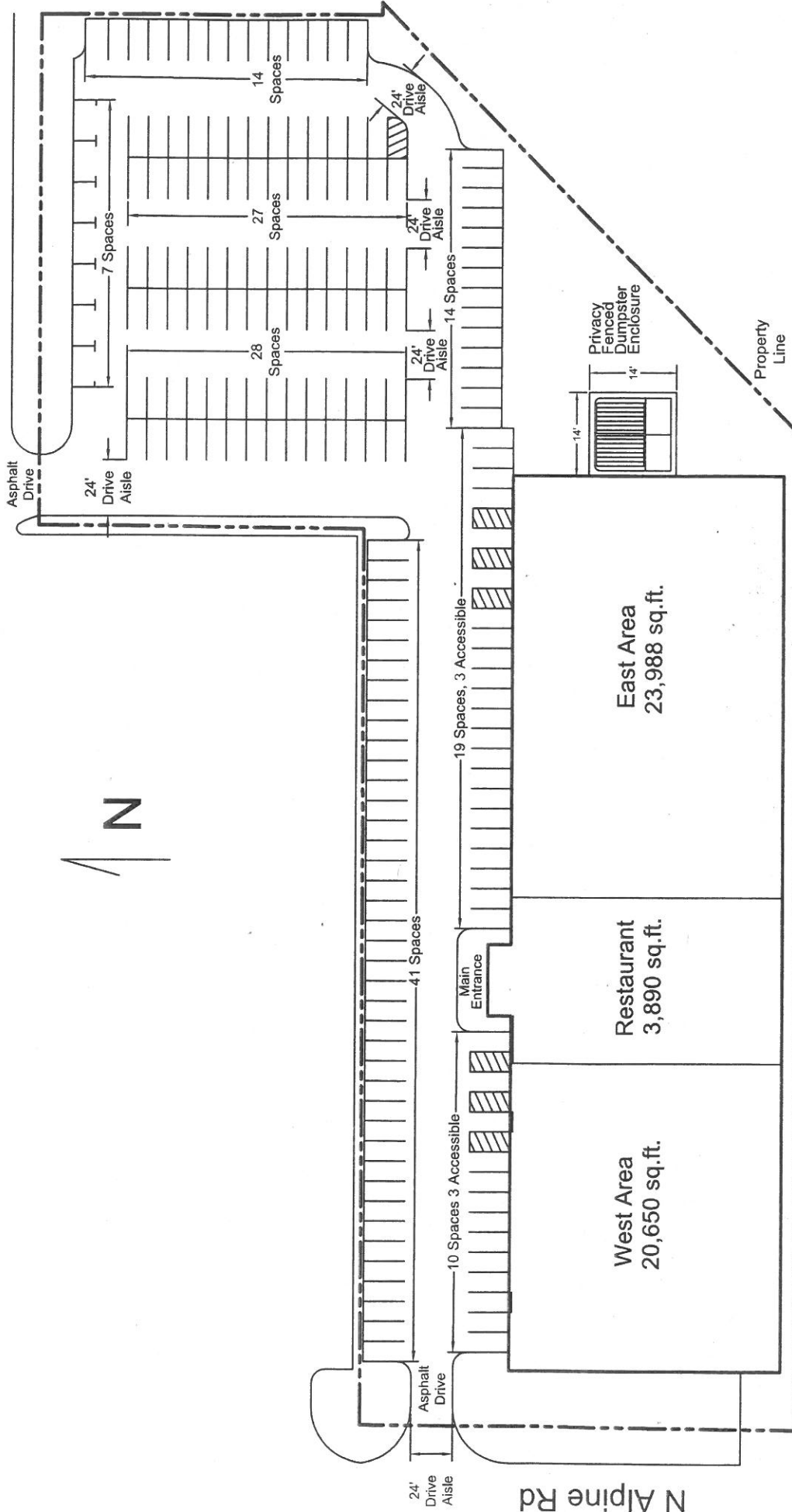
ZONING: CR (Commercial Retail)

ADDRESS: 7003 N. Alpine Road

APPLICANT: H. E. Partners, Ltd.
2336 Southeast Ocean Blvd. #283
Stuart, Florida 34996

PETITIONER: H. E. Partners, Ltd.
2336 Southeast Ocean Blvd. #283
Stuart, Florida 34996

Windsor Rd



N

East Area
23,988 sq. ft.

Restaurant
3,890 sq. ft.

West Area
20,650 sq. ft.

Privacy
Fenced
Dumpster
Enclosure

Property
Line

N Alpine Rd

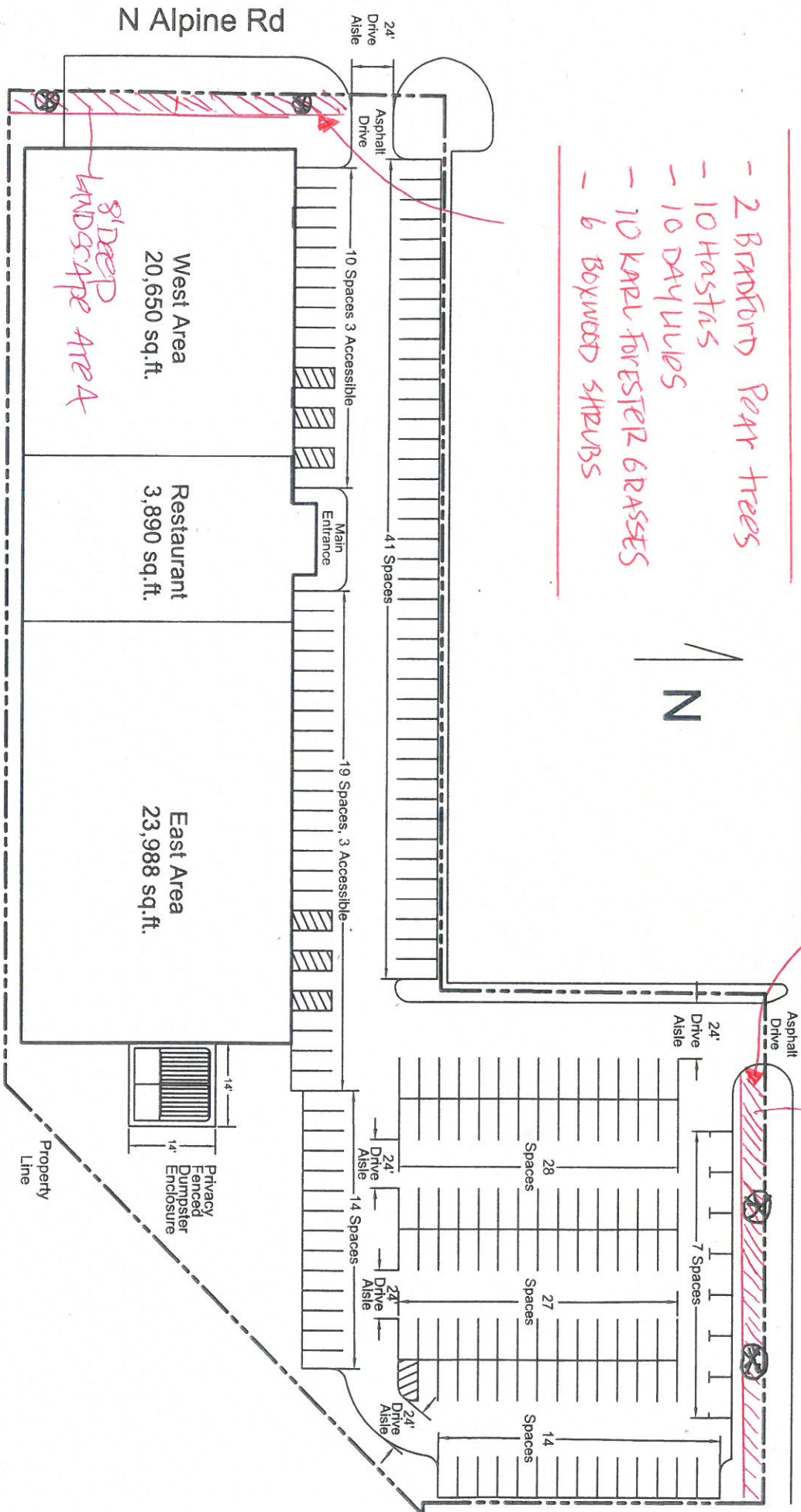
- 2 Bradford Pear trees
- 10 Hastas
- 10 Daylilies
- 10 Karl Forester Grasses
- 6 Boxwood shrubs

- 2 Bradford Pear trees
- 10 Hastas
- 10 Daylilies
- 10 Karl Forester Grasses
- 6 Boxwoods

8' Deep
Landscape Area

Windsor Rd

N



Landscape Plan

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.

7003 N. Alpine Road

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: **7003 N. Alpine Road**
 SUP indoor sports facility

Chairman
Mike Owens

Signature

Date



ZONING BOARD OF APPEALS

Community Development Department

Date: January 6, 2022

SUBJECT: A Special Use Permit for an establishment to produce and prepare pharmaceutical compounds and to allow outside vehicle storage in the CR (Commercial Retail) Zoning District.

LOCATION: 4180 N. Perryville Road

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

ZONING DISTRICT:

North	IL_CR (Light Industrial_Commercial Retail)
South	IL_CR (Light Industrial_Commercial Retail)
East	IL_CR (Light Industrial_Commercial Retail)
West	IL_CR (Light Industrial_Commercial Retail)

PROPERTY INFORMATION AND RELEVANT FACTS:

Building Setbacks:

Required: Building setback: 30 feet
Side yard: 5 feet buildings under 25 feet
Rear yard: 20 feet

Provided: Setbacks are existing and shall be deemed in conformity, unless modifications to the structure occurs at some future date.

Landscaping:

Required: An 8 foot deep landscape buffer with a combination of planted trees, shrubs, ground cover, and plants. It shall be curbed or provide some other protective barrier to the passage of vehicles. Trees shall be required to be planted on interior and exterior of the development based on interior and exterior parking spaces provided.

Provided: The existing landscaping was approved when the property was developed for commercial uses. However, no outside storage was planned as part of the original development. The land owner is agreeable to install additional landscaping on the Rock Valley Parkway frontage to obscure the vehicles.

Dumpster Enclosure:

Required: Enclosures for commercial and industrial properties and businesses shall be poured concrete or masonry to adequately shield containers within the enclosure. The use of chain link fences and slats shall be prohibited in all districts

Provided: Dumpster enclosure provided. Nothing further required.

Parking:

Required:

The required parking is 30 parking stalls and 2 accessible stalls.

Provided:

The site plan shows 49 stalls provided will be provided, which includes the required accessible parking.

Findings:

The establishment of the use should not be detrimental to or endanger the general welfare of the public. The use will function solely within the building, and not have customer generated traffic to the location, so the overall impact should be minimal. It is not likely that the use will be injurious to existing permitted uses in the zoning district. It is not likely that the low impact use will have an adverse impact or impair land values. Since the use will not have patrons visiting the site, and function with employees only, it's unlikely that there will be any hindrance towards the normal orderly development for this area. The business will have roughly 15 employees that will work in the facility, and be a part of the local delivery for medications to local hospitals, and other medical facilities. It will be closed to the public, with delivery services only. Up to 20 vehicles will be stored outside and be used for daily distribution of medications. The use is, overall, low impact for this area, and will function much like an office with regular business hours.

RECOMMENDATION:

Approval - A Special Use Permit for an establishment to produce and prepare pharmaceutical compounds and to allow outside vehicle storage in the CR (Commercial Retail) Zoning District.

Conditions:

1. The Special Use Permit shall expire with the discontinuance of the pharmaceutical establishment.
2. The applicant shall be required to install a continuous 3 foot deep landscape buffer on the Rock Valley Parkway frontage as presented. The landscape area shall be mounded a minimum of one foot above the height of the adjacent parking area. The buffer shall be filled with a variety of decorative grasses that will grow to a height of 4ft or taller.
3. The business owner/property owner shall be responsible for the maintenance, repair, and replacement of all landscape plants and materials. The landscape beds, shall be tended too, and maintained in a healthy growing condition, free from refuse, debris, and weeds at all times. Landscaping shall be installed on or before May 30, 2022.
4. No more than 20 vehicles, used in conjunction with the businesses, shall be permitted. The vehicles shall only be stored in the areas designated for overnight parking, as indicated on the site plan.

ATTACHMENTS:

See attachments

ZONING BOARD**RECOMMENDATIONS:**

Vote:

APPROVAL / DENIAL / TABLED

AUDIENCE**COMMENTS:**



PARCEL NUMBER(S):	12-03-252-023
ZONING:	CR (Commercial Retail)
ADDRESS:	4180 N. Perryville Road
APPLICANT:	2018DT South Beloit, LLC. 6801 Spring Creek Road, Ste 3 Rockford, Illinois 61114
PETITIONER:	2018DT South Beloit, LLC. 6801 Spring Creek Road, Ste 3 Rockford, Illinois 61114

VICINITY MAP:PROJECT
LOCATION

LEGAL DESCRIPTION:

LOT FIFTY-ONE (51) AS DISCLOSED UPON PLAT NO. 18 OF ROCK VALLEY BUSINESS PARK, BEING A RE-SUBDIVISION OF PART OF PART OF LOT SEVENTEEN (17) OF PLAT NO. 4 ROCK VALLEY BUSINESS PARK AND PART OF VACATED PERMITSWAL ROAD (COUNTY HIGHWAY NO. 11) IS PART OF THE NORTHEAST QUARTER (1/4) OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN. THE PLAT OF WHICH SUBDIVISION IS RECORDED IN BOOK 4 OF PLATS ON PAGE 1028 IN THE RECORDS OFFICE OF WINNEBAGO COUNTY, ILLINOIS, SITUATED IN THE COUNTY OF WINNEBAGO AND THE STATE OF ILLINOIS.

COMMONWEALTH ACRES

LOT 5

LOT 6A

REPLAT OF PLAT NO. 15 ROCK VALLEY BUSINESS PARK

ROCK VALLEY PARKWAY

DEDICATED PUBLIC R/W

Company Vehicle
(Overnight Parking Area)

LANDSCAPE AREA
+ KAPL FORESTED GRASS
+ OTHER ORNAMENTAL GRASS

MAINTY 4:02
TALLER

LEGEND	
EXISTING	
o	TO MOMENT AS NOTED
(n)	RECORD DATA
(a)	MEASURED DATA
B.S.L.	BUILDING BACKLASH LINE
W	WATER SHUTOFF VALVE
U	UTILITY METER
G	GAS METER
E	ELECTRIC METER
S	STOP SIGN
L	LIGHT POLE
P	PAVED SPACE COUNT

SURVEYOR'S NOTES:

1. THE CLAIMANT IS BASED UPON QUALITY ANALYST, THE INSURANCE COMPANY (CLAIMANT) MODEL #14-00-20860 DATED AUGUST 7, 2009
2. THE NAME OF SUBJECT IS BASED UPON FIELD WORK COMPLETED SEPTEMBER 8, 2009
3. LAND AREA: 20.00 SQ. FT. OR 0.461 ACRES MORE OR LESS
4. BASIS OF RECORD: THE METRIC: MOST-OF-WAY-LINE OF PERMANENT ROAD AND DISTANCE = 1499 SQ. 50 SQ.
5. UTILITY REGULATION AND FUNCTION WAS OBTAINED FROM SURFACE ORIGINATIONS AND RECORDS OF THE DISTRICT OF COLUMBIA, DISTRICT OF COLUMBIA
6. PROPERTY IDENTIFICATION NUMBER: 14-00-20860-222
7. TOTAL PAVING SPACES IS 50. ONE IS A HANDICAP SPACE.

SCHEDULE B ITEMS

10. EXEMPTED FOR PUBLIC UTILITIES AS SHOWN ON THE PLAN OF SUBDIVISION
11. EXEMPTED FOR DRAINAGE AND PUBLIC UTILITIES AS SHOWN ON THE PLAN OF SUBDIVISION
12. EXEMPTED PROVISIONS AS NOTED ON THE PLAN OF SUBDIVISION
13. EXEMPTED EXCEPT TO ADJUNCTION LOTS AND COMMERCIAL/RETAIL FOR UTILITIES, SEE 06.00.02.02
14. EXEMPTED ADJUNCTION FOR MOSES, GORDON AND PARKING DOG, SEE 03.01.04

CERTIFICATION:

STATE OF ILLINOIS }
ST }

TO: MEDICAL BILLING PROFESSIONALS INC., AN ILLINOIS CORPORATION, ROOM 600 BAYVIEW, L.L.C. AND FIDELITY NATIONAL TITLE INSURANCE COMPANY

ADOPTED BY ALTA AND RSPS AND INCLUDES ITEMS 1, 4, 7, 8, 9, 11 AND 13 OF TABLE A THEREOF. THE FIELDWORK COMPLETED SEPTEMBER 8, 2020.

GIVEN UNDER MY HAND AND SEAL THIS 1ST DAY OF
OCTOBER A.D. 2020.

for 1 year
after 1 year

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3623
MY RENEWAL DATE (LICENSE EXPIRES) NOVEMBER 30, 2021
DESIGN FIRM LICENSE EXPIRES APRIL 30, 2021

PERRYVILLE ROAD
DEDICATED PUBLIC R/W
COUNTY HIGHWAY NO. 11

ALTA/NSPS
LAND TITLE SURVEY
LOT 55, PLAT NO.18 ROCK VALLEY
BUSINESS PARK
4186 N. PERRYVILLE ROAD, LOVES PARK, IL

[illegible]

CLIENT:

CHARLES G. POPP, P.C.
215 SOUTH STATE STREET
BELVIDERE, ILLINOIS, 61008

Drawn By JJB
Checked By JJB
Date 09/17/2020
Job Number 200826
Sheet Number 1 OF 1

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.

4180 N. Perryville Road

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: **4180 N. Perryville Road**
 SUP produce and prepare pharmaceutical compounds and outside vehicle storage.

Chairman
Mike Owens

Signature

Date



ZONING BOARD OF APPEALS

Community Development Department

Date: January 6, 2022

SUBJECT:	A Zoning Map Amendment from IL_CR (Light Industrial_Commercial Retail) to the R2 (Two-family Residential) Zoning District for the westerly portion of parcel 12-02-126-012, Lots 28 -35, as presented.		
LOCATION:	Parcel: 12-02-126-012		
ZONING DISTRICT:	North	R2 (Two-family Residential)	
	South	IL_CR (Light Industrial Commercial Retail)	
	East	IL_CR (Light Industrial Commercial Retail)	
	West	R2 (Two-family Residential)	
PROPERTY INFORMATION:			
Requirement for R2:	Lot size:	8,800 sqft	
	Lot area p/unit:	4,400 sqft	
	Front yard:	30 ft. min.	
	Side yard:	6 feet	
	Rear yard:	30 ft. min.	
Provided:			
Various lots	Lot size:	11,200 + sqft	
	Lot area p/unit:	5,600 + sqft	
	Front yard:	30 ft. min.	
	Side yard:	will meet requirement	
	Rear yard:	will meet requirement	
Findings:	The proposed amendment would not interfere with policies and proposals of the City's comprehensive plan. The area has been development for multi-family dwellings for many years. The amendment request is consistent with how the area has developed. When this land was annexed into the City it was unclear how the area was going to develop. The land north and west has been developed for multi-family, via zoning changes over the years. The area will likely develop in this manner, as there are several parcels in the area where multi-family would be appropriately suited. The amendment would not permit uses incompatible with how the area is being developed. The proposed amendment is not likely to promote overcrowding because the development will be required to meet the standards for development in the newly created zoning district. The amendment will not adversely impact the overall safety, and general welfare of the residents or uses in the zoning district. The proposed amendment would not encourage the establishment of uses that will adversely impact or create a nuisance to the existing uses in the zoning district.		
RECOMMENDATION:	Approval - A Zoning Map Amendment from IL_CR (Light Industrial_Commercial Retail) to the R2 (Two-family Residential) Zoning District for the westerly portion of parcel		

12-02-126-012, Lots 28 -35, as presented.

ATTACHMENTS:

See attachments

**ZONING BOARD
RECOMMENDATIONS:**

APPROVAL / DENIAL / TABLED

Vote: _____

CONDITIONS:

AS PRESENTED / AMENDED / N/A

AUDIENCE COMMENTS:



PARCEL NUMBER(S): 12-02-126-012

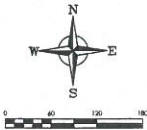
ZONING: IL_CR (Light Industrial_Commercial Retail)

ADDRESS: Bell School Road

APPLICANT: North Riverside Partners, LLC
100 Park Avenue
PO Box 1389
Rockford, Illinois 61105

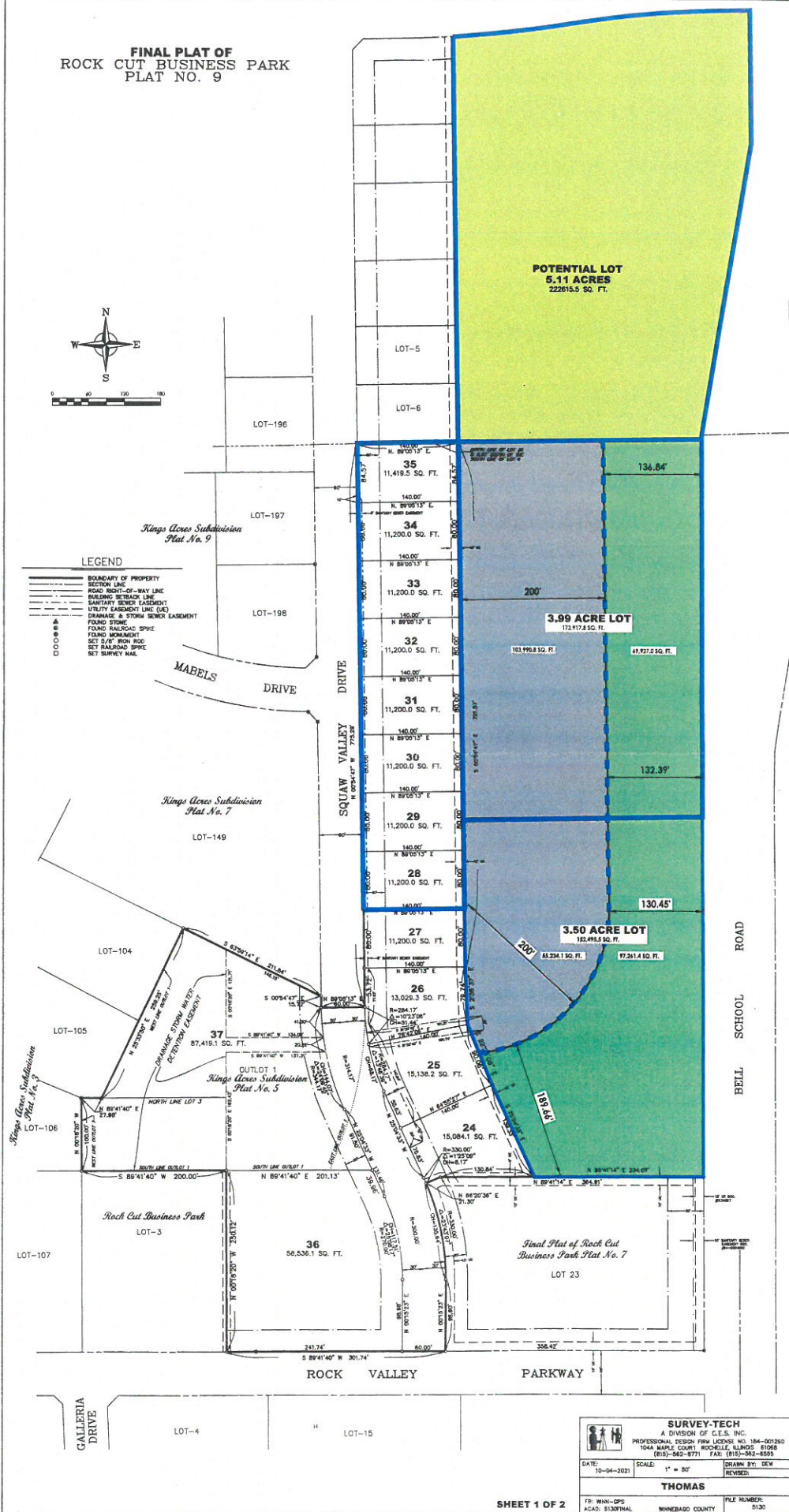
PETITIONER: New Leaf Homes
6551 E. Riverside Boulevard
Rockford, Illinois 61114

**FINAL PLAT OF
ROCK CUT BUSINESS PARK
PLAT NO. 9**



LEGEND

- BOUNDARY OF PROPERTY
- SECTION LINE
- ROAD RIGHT-OF-WAY LINE
- BUILDING SETBACK LINE
- SANITARY SEWER EASEMENT
- UTILITY EASEMENT LINE (UG)
- DRAINAGE & STORM SEWER EASEMENT
- FOUND STRONG
- FOUND RAILROAD SPIKE
- FOUND MONUMENT
- SET 5/8" IRON ROD
- SET RAILROAD SPIKE
- SET SURVEY NAIL



SURVEY-TECH			
A DIVISION OF C.E.S. INC.			
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-001263			
1044 MAPLE COURT, ROCKFORD, ILLINOIS 61068			
(815)-962-8771 FAX: (815)-962-6225			
DATE:	SCALE:	DRAWN BY:	
10-04-2021	1" = 30'	SEW	
REVISION:			
THOMAS			
FILE NUMBER:	WINNEBAGO COUNTY		
9130			

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 map amendment 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: 12-02-126-012

ZBA

- 1 _____ The proposed amendment would not interfere with the policies and proposals of the city area comprehensive plan adopted by the city council.

Reason:

- 2 _____ The proposed amendment would be consistent with the framework the city has cultivated to continue city development in a very orderly manner.

Reason:

- 3 _____ The proposed amendment would not permit uses, buildings, or structures incompatible with the character of development or intended uses within specified zoning districts.

Reason:

- 4 _____ Any additions, alterations, or remodeling of existing buildings or structures would not be modeled in such a way as to avoid the restrictions and limitations imposed on the ordinance.

Reason:

- 5 _____ The proposed amendment would not promote the overcrowding of land and undue construction of structure.

Reason:

- 6 _____ The public health, safety, morals, comfort, peace, and general welfare of the people would be promoted as a result of the proposed amendment.

Reason:

- 7 _____ The risk of bodily harm to a person or damage to personal property or chattels by fire, explosion, toxic fumes and other hazards would not become more likely as a result of the proposed amendment.

Reason:

- 8 _____ The proposed amendment would not encourage the prevention of incompatible uses or nuisances.

Reason:

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

These findings have been adopted as the official Findings of Fact for the City of Loves Park, Zoning Board of Appeals agenda item: 12-02-126-012
ZMA IL_CR to R2 - 12-02-126-012

Chairman
Mike Owens

Signature

Date

**Community Development Department
Staff Report**

January 20, 2022

SUBJECT: Comprehensive Plan – Future Landuse Map Amendment

SYNOPSIS:

City staff is recommending an amendment to the Future Landuse Plan within the Loves Park Comprehensive Plan. The proposed amendment is a future landuse change, for the specified area below, from Town Center Commercial to General Commercial.

The City is preparing to create a Tax Increment Finance District (TIF) and Business District (BDD) that includes the property described below. As part of the creation of the TIF and BDD, a redevelopment plan is required. This redevelopment plan should follow the comprehensive plan for the City. The landuse plan that is being proposed for this area more closely follows the definition of general-commercial, rather than, town center-commercial.

LOCATION:

The proposed amendment to the future landuse plan is for the area, generally bound by: Perryville Road to the East, Highway 173 to the North, Torque Road to the South, and Kimber Drive to the West.

**COMPREHENSIVE
PLAN:**

Goal—Town Center-Commercial: *Establish a mixed use, urban density, and transit supported town center. The area should consist of multistory buildings oriented to create convenient pedestrian and transit access. The design should utilize use of public gathering areas, shared parking facilities and public walkways that connect uses within the town center.*

Key Characteristics: Multi-story mixed-use buildings that allow residential uses above commercial uses. Provides amenities such as small parks, public art, and plazas that create a “main street” ambiance.

Goal—General-Commercial: *Provide for those commercial uses and activities which are dependent on convenient vehicular access.*

Key Characteristics: Low-scale, auto-oriented “strip” shopping centers. Types of uses typically found in general commercial include: supermarkets, drug stores, restaurants, and miscellaneous small local-serving stores and services. Residential would be allowed as part of a mixed-use development with retail or office uses.

ATTACHED:

RECOMMENDATION: APPROVAL/DENIAL/TABLED

VOTE: _____

CONDITIONS:

AUDIENCE COMMENTS:

