



AGENDA
LOVES PARK ZONING BOARD OF APPEALS
February 17, 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 **January 20, 2022** 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. 1812 E. RIVERSIDE BOULEVARD** – A Special Use Permit for a drive-thru window in the in the CR (Commercial Retail) Zoning District.
 - B. 6489 N. SECOND STREET** – A Special Use Permit for an event/banquet 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, JANUARY 20, 2022
5:30 P.M.
COUNCIL CHAMBERS

1. CHAIRMAN MIKE OWENS CALLED THE MEETING TO ORDER AT 5:32 P.M.

MEMBERS PRESENT: MIKE OWENS, BEN DANIELSON, JASON VANDIVER,
CATHY NELSON, 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 31, 2022 at 6:15 p.m.

2. MINUTES

Mrs. Nelson moved to approve the minutes from the meeting December 16, 2021. Second by Mr. Danielson. Motion carried by voice vote.

3. ZONING OFFICE REPORT

4. UNFINISHED BUSINESS

- A. **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.

Petitioner not present.

Mrs. Toohill moved to lay over until next month's board meeting. Second by Mr. Danielson.

MOTION APPROVED 5-0

5. NEW BUSINESS

- A. **7003 N. ALPINE ROAD** – Special Use Permit to allow an indoor athletic sports facility in the CR Zoning District. Appropriate notice has been given.

Jose Ramirez, 7003 N. Alpine Road, Loves Park, IL was sworn in as Petitioner and indicated that he plans to have an indoor sports and restaurant facility at the property.

Mrs. Nelson asked what type of sports would be in the facility.

Mr. Ramirez stated there would be soccer, baseball and Lacrosse and he will provide security for all events.

No objector present.

Mrs. Nelson moved to approve a Special Use Permit to allow an indoor athletic sports

facility in the CR Zoning District for the property known as 7003 N. Alpine Road, with the following 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-ft 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 outside the restaurant or within the sport field areas.
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 link 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.

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

MOTION APPROVED 5-0

- B. **4180 N. PERRYVILLE ROAD** – 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 Zoning District.

Marvin Keys, 6802 Spring Creek Road, Rockford IL was sworn in a Petitioner and indicated that he is requesting a Special Use Permit for onsite preparation of pharmaceutical compounds, which will be delivered to the prescribing facility.

No objectors present.

Mrs. Nelson moved to approve 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 the IL CR Zoning District for the

property known as 4180 N. Perryville Road, with the following 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-ft 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 4-ft 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 and in working order, shall be permitted. The vehicles shall only be stored in the areas designated for overnight parking, as indicated on the site plan.

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

MOTION APPROVED 5-0

- C. **PARCEL 12-02-126-012** – Zoning Map Amendment for the westerly remaining portion of the parcel from IL/CR to the R2 Zoning District.

Andrew Knobe, 6551 E. Riverside Blvd, Suite 110, Rockford, IL was sworn in as Petitioner and indicated that he is requesting a Zoning Map Amendment so that he can extend the multi-family dwellings on the property.

No objectors present.

Mrs. Nelson moved to approve the Zoning Map Amendment for the westerly remaining portion of the parcel from the IL/CR to the R2 Zoning District for Parcel #12-02-126-012. Second by Mr. Danielson. The findings of the facts have been met and discussed in accordance with the zoning recommendations provided.

MOTION APPROVED 5-0

- D. **COMPREHENSIVE PLAN** – Future Land Use Amendment

Mrs. Nelson moved to approve the Comprehensive Plan/Future Land Use Map Amendment. Second by Mrs. Toohill.

MOTION APPROVED 5-0

6. **PUBLIC PARTICIPATION AND COMMENT**

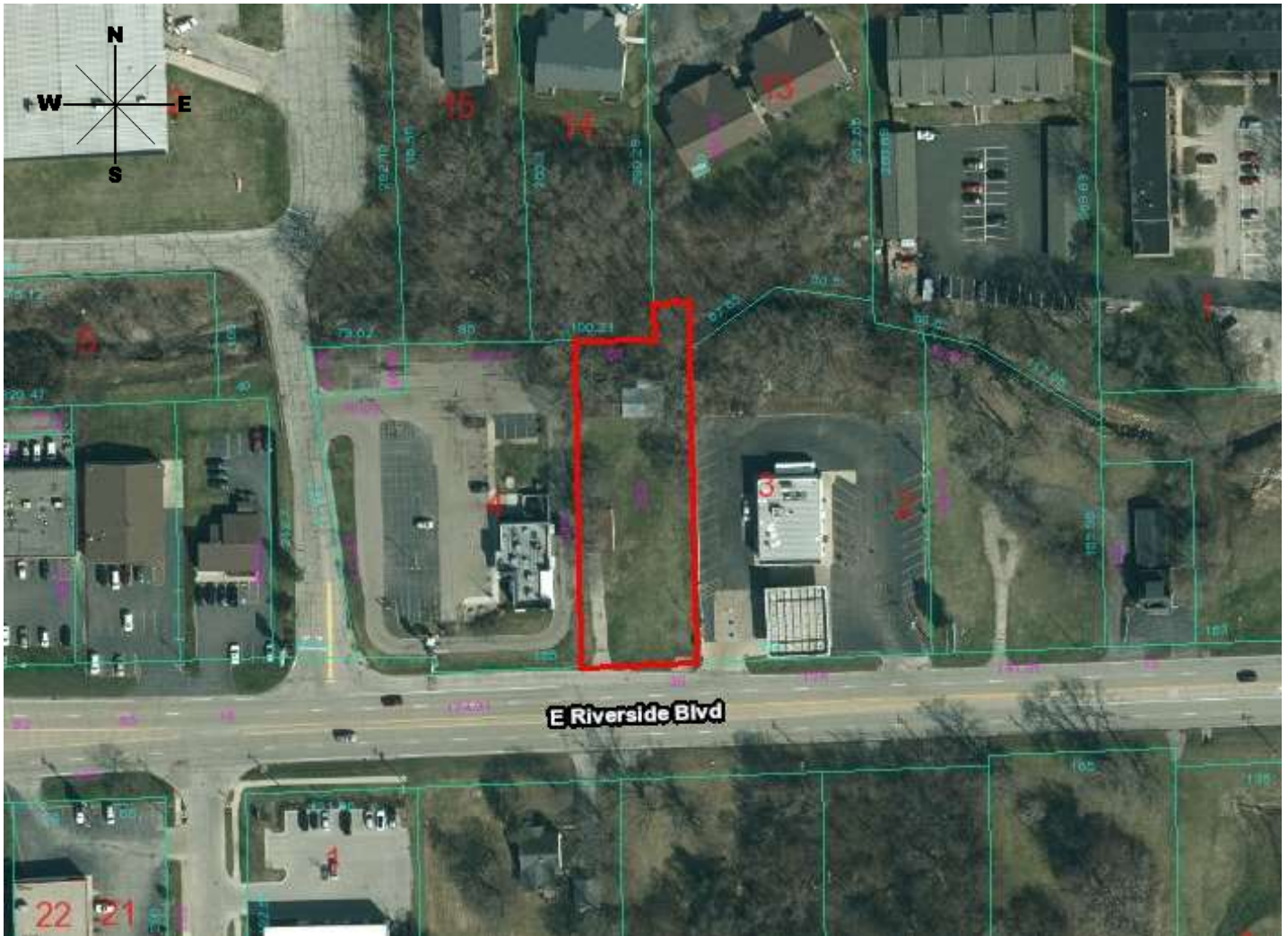
None

7. **GENERAL DISCUSSION**

None

Mr. Danielson moved that the meeting be adjourned. Second by Mrs. Nelson. Motion carried by voice vote. The meeting adjourned at 5:30 p.m.

Sheila Mills, Secretary



PARCEL NUMBER(S):	12-05-254-032
ZONING:	CR (Commercial Retail)
ADDRESS:	1812 E. Riverside Boulevard
APPLICANT:	Julian Gomez 815 Daisy Field Road Rockford, Illinois 61102
OWNER:	Julian Gomez 815 Daisy Field Road Rockford, Illinois 61102



ZONING BOARD OF APPEALS

Community Development Department

Date: February 11, 2022

SUBJECT: A Special Use Permit for a drive-thru window in the CR (Commercial Retail) Zoning District.

LOCATION: 1812 E. Riverside Boulevard

COMPREHENSIVE PLAN: Commercial Retail

ZONING DISTRICT: North - R3 (Multi-family Residential)
South - R3 (Multi-family Residential & R1 (Single family) Rockford
East - CR (Commercial Retail)
West - CR (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: Building setback: 30 feet
Side yard: Greater than 5 feet
Rear yard: Greater than 20 feet

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: Landscape buffer spans the frontage, and offers a variety of other plants

Dumpster Enclosure:

Required: Enclosures for commercial properties shall provide a site obscuring dumpster enclosure. Enclosures for commercial properties shall be poured concrete or masonry to adequately shield containers within the enclosure.

Provided: The site plan shows one will be provided, but does not indicate the materials

Parking:

Required: Required parking is 9 stalls, one of which, shall be accessible stall

Provided: All required parking is provided

Findings: The establishment of the special use will not be detrimental to or endanger the welfare of the public. The land is presently vacant. There are to accessory structures on the property, which are in the floodplain. The structures will be removed as part of the development, which will make the property safer. The development will not adversely impact property values. The development shall increase land values to the area, in an area where development has its challenges. The property is commercial and shall be developed for a commercial use. Food service retail is complimentary to the existing and surrounding uses. The property was once the site of a single family dwelling. The access, as presented, may not be suitable for this site. The right of way for this area belongs to Winnebago County, therefore, the applicant should consult with them on how to develop ingress/egress.

RECOMMENDATION: **Approval** - A Special Use Permit for a drive-thru window in the CR (Commercial Retail) Zoning District.

Conditions:

1. The property owner shall contact the Winnebago County Highway Department for guidance on how to improve the ingress/egress for this development.
2. The dumpster enclosure shall meet the requirements of Section 102-132, which outlines the guidelines for such structures.

ATTACHMENTS: See attachments

**ZONING BOARD
RECOMMENDATIONS:**

Vote: APPROVAL / DENIAL / TABLED

**AUDIENCE
COMMENTS:**

TREE PLANTING DETAIL

EXISTING SUBGRADE

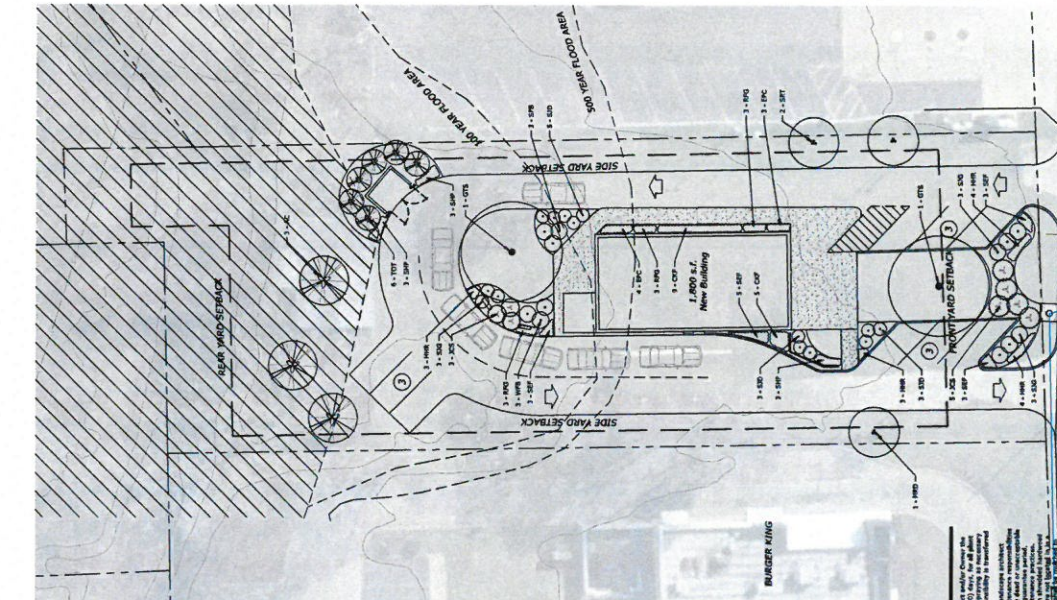
1

CERTAIN BULBS/PERENNIALS MAY REQUIRE

[illegible]

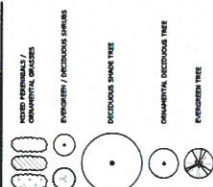
Contractor shall grade entire site to correct surface irregularities. Note-All disc, drag, harrow or hand rakes sub grade to a depth of 12" minimum. Subgrade shall be compacted to a minimum of 95% construction density. Subgrade material at slopes shall be less than 2".

Actual plant spread at the time of installation. Size and/or requirements at the time of installation; mature growth may vary. Any plant materials with damaged or cracked/disfigured leaders.



EAST RIVERSIDE BLVD.

PLANT LEGEND



PLANT LIST

[illegible]

ZONING DATA

[illegible]

PLANTING NOTES

- [illegible]



BLAKEMORE
ARCHITECTS
400 N. First Street Rockford, IL 61107
Telephone: 815-227-0023
Email: Brian@Blakemore-Architects.com
Web: blakemore-architects.com

New Building
for
Riverside
Retail

1812 East Riverside Blvd
Loves Park, Illinois

THE CONTRACTOR SHALL DETERMINE EXACT DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO SUBMITTING A DRAWING. THE CONTRACTOR SHALL COORDINATE ALL DRAWINGS WITH ACTUAL FIELD CONDITIONS PRIOR TO PROCEEDING WITH THE WORK AND NOTIFY THE ARCHITECT OF ANY CHANGES. THIS DRAWING IS THE PROPERTY OF BLAKEMORE ARCHITECTS AND MAY NOT BE REPRODUCED WITHOUT THE PRIOR WRITTEN PERMISSION OF THE ARCHITECT.

[illegible]

A Project No. 2021-37

1" = 30'-0"

scale

Sheet Title

LANDSCAPE PLAN

Sheet No.

PROFESSIONAL DESIGN FIRM REGISTRATION #
184-002242



**New Building
for
Riverside
Retail**

1812 East Riverside Blvd
Loves Park, Illinois

THE CONTRACTOR SHALL DETERMINE EXACT DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO SUBMITTING A BID. THE CONTRACTOR SHALL COORDINATE ALL DRAWINGS WITH ACTUAL FIELD CONDITIONS PRIOR TO PROCEEDING WITH THE WORK AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. THE DRAWINGS ARE THE PROPERTY OF BLAKEMORE ARCHITECTS AND MAY NOT BE REPRODUCED WITHOUT THE PRIOR WRITTEN PERMISSION OF THE ARCHITECT.

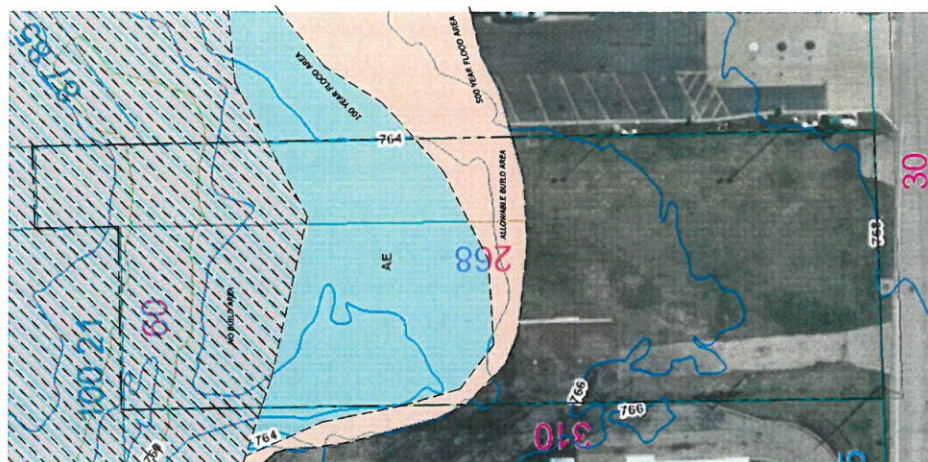
NO.	DATE	DESCRIPTION
	12-30-2021	Initial Layout
	01-03-2022	Initial Owner Review
	01-06-2022	Civil Reviewer Revision
	01-12-2022	Issued for Zoning Review

COMPANY SECURITY AUTHORITY 2021-37

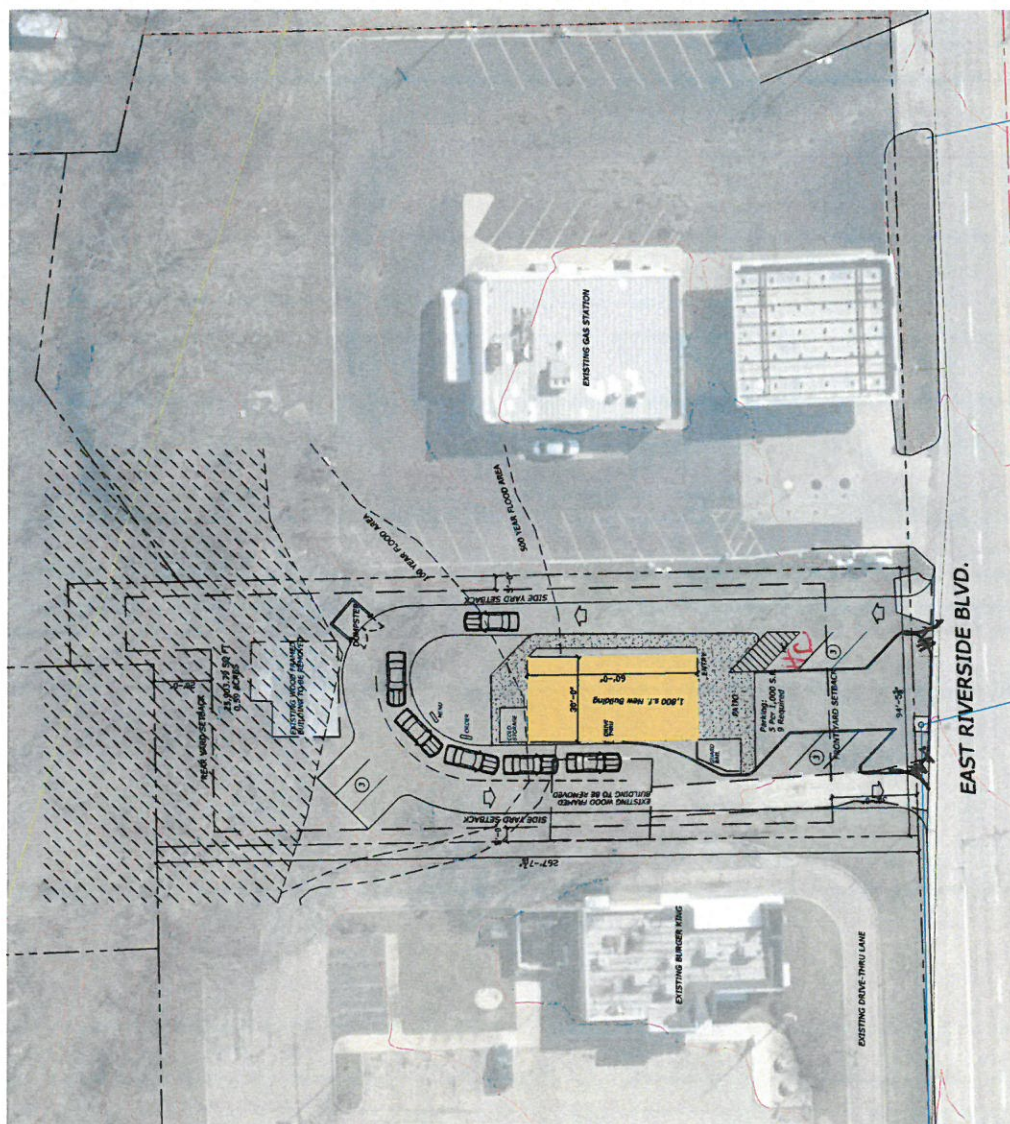
scale

1° = 20-0'


 of North
SITE LAYOUT PLAN
 Sheet No. **C101**
 PROFESSIONAL DESIGN FIRM REGISTRATION #
 184-003342



2 Flood Area Map
1" = 20'-0"



1 Site Layout Plan
1' = 20'-0"

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.

1812 E. Riverside Blvd

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: **1812 E. Riverside Blvd**
SUP for a drive-thru

Chairman
Mike Owens

Signature

Date



PARCEL NUMBER(S):	12-06-101-020
ZONING:	CR (Commercial Retail)
ADDRESS:	6489 N. Second Street
APPLICANT:	Tavanna and Michael Branch 6451 Old Hunters Run Rockford, Illinois 6114
OWNER:	Meadow Mart, LLC 370 Seventh Avenue, Ste 1600 New York, NY 10001



ZONING BOARD OF APPEALS

Community Development Department

Date: February 11, 2022

SUBJECT: A Special Use Permit for a banquet/event hall in the CR (Commercial Retail) Zoning District.

LOCATION: 6489 N. Second Street

COMPREHENSIVE PLAN: 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:

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 improved some years ago for the entire property.

Dumpster Enclosure:

Required: Enclosures for commercial properties shall provide a site obscuring dumpster enclosure.

Provided: Several enclosures are provided in the rear of the multi-tenant space. Nothing further required.

Parking:

Required: 117 stalls, of which, 4 must be accessible stalls.

Provided:	The site plan shows acceptable parking for all uses.
Findings:	The establishment or operation of the special use will not be detrimental to or endanger the general welfare of the public. The location hosts a number of high volume traffic uses that have not been detrimental to this location. The use will not be injurious to existing and permitted uses already established. No diminished land values will result for adjacent businesses or land owners. The use will not impede orderly development for this location. The establishment will bring consumers to the area that may visit other retail uses already established. The business owners will operate on an appointment basis for all activities. Events or banquets control the service that is being provided, unlike some uses that maintain a daily schedule for operations.
RECOMMENDATION:	<p>Approval - A Special Use Permit for an event/banquet establishment in the CR (Commercial Retail) Zoning District.</p> <p>Conditions:</p> <ol style="list-style-type: none"> 1. The Special Use Permit shall expire with the discontinuance of the event/banquet establishment. 2. If music is provided for any event or banquet, the doors shall remain closed. 3. The Special Use Permit shall be revoked with substantiated complaints from other businesses or local authorities.
ATTACHMENTS:	See attachments
ZONING BOARD RECOMMENDATIONS:	
Vote:	APPROVAL / DENIAL / TABLED
AUDIENCE COMMENTS:	

PART OF LOT 1 AS DESIGNATED UPON THE PLAT OF HOUGH &
BURKMAN SUBDIVISION, PART OF SECTION 6, TOWNSHIP 44
NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN
WINNEBAGO COUNTY, ILLINOIS

Digitized by Google

The seal of the State of Illinois is located in the top right corner. It is a circular emblem with the words "STATE OF ILLINOIS" and "ROBERTSON COUNTY" around the perimeter, separated by stars. In the center, it reads "RONALD L. LARSON, JR." and "35-3119 ROCKFORD".

FRANKLIN, WYOMING

VICINITY MAP

00000-00000-0000



Power Line	Utility Pole	Utility Pole or Guy Wire	Light Pole	Overhead Utility Line	Telephone Line	Electric Meter/Transformer	Telephone Pedestal	Telephone Vault	Vault Box/Wire and Vault	Fire Hydrant	Street Manhole	Storm Manhole	Curb Inlet Type 200	Sign	Man Arm	Handicap	Signal Controller	Property Line	Existing Right-of-Way Line	Building Setback Line	Essement Line	Control Line	Set 5.0' Tm	Ford Measure?	Record Distance	Measured Distance
---	X	○	○	○	---	□	□	○	○	○	○	○	○	○	○	○	○	---	---	---	---	---	○	○	85.00'	85.00'

**DESIGN
RESOURCES
INC.**

**CIVIL ENGINEERING
AND
LAND SURVEYING**

1475 S. PEARSON ROAD
ROCKFORD, ILLINOIS 61108

PROJECT NAME
OWNER'S NAME
MEADOW
MART
RUBLOFF
DEVELOPMENT

CONSULTANTS

SEAL / SIGNATURE

[illegible]

REVISIONS

DRAWN SES

PROJECT NUMBER

03046

SHEET TITLE
TOPOGRAPHIC
MAP

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.

6489 N. Second Street

ZBA

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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: **6489 N. Second Street**
SUP for a banquet/event establishment

Chairman
Mike Owens

Signature

Date