



AGENDA
LOVES PARK ZONING BOARD OF APPEALS
September 15, 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 **August 18, 2022** meeting
3. Report from the Zoning Office – None
4. Unfinished business –
 - A. **7199 CLINTON ROAD** – A Special Use Permit for outside storage in the IL (Light Industrial) and CR (Commercial Retail) Zoning Districts.
 - B. **43XX KELLEEE LANE (12-02-105-013) & 4305 KELLEEE LANE (12-02-127-006)** – A Special Use Permit for the placement of 4 buildings on each lot in the R3 (Multi-family Residential) Zoning District.
5. New business –
 - A. **7133 WINDSOR LAKE PARKWAY** – A Variance from a required 6 foot side yard setback to a requested 0 foot side yard setback in the R3A (Multi-family Residential) Zoning District.
 - B. **6331 N. SECOND STREET** – A Special Use Permit for an event/banquet space 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, AUGUST 18, 2022
5:30 P.M.
COUNCIL CHAMBERS

1. CHAIRMAN BEN DANIELSON CALLED THE MEETING TO ORDER AT 5:30 P.M.

MEMBERS PRESENT: CHAIRMAN BEN DANIELSON, MADELINE STUCKY, JASON VANDIVER, CATHY NELSON, JOSEPH GIACONE, LYNDI TOO HILL

MEMBERS ABSENT: LUKE CARLSON

OTHERS PRESENT: ZONING OFFICER - ANDREW QUINTANILLA,
ATTORNEY PHIL NICOLSI

Mr. Danielson announced that items considered for recommendation at this meeting will be forwarded to the Community Development Committee meeting on August 29, 2022, at 6:15 p.m.

2. MINUTES

Mrs. Toohill moved to approve the minutes from the meetings held July 21, 2022. Second by Ms. Stucky. Motion carried by voice vote.

3. ZONING OFFICE REPORT

No Report

4. UNFINISHED BUSINESS

- A. 7199 CLINTON ROAD** – A Special Use Permit for outside storage in the IL and CG Zoning Districts. Appropriate notices have been given.

Petitioner was not present.

Mrs. Nelson moved to lay over until next month's meeting. Second by Mrs. Toohill.

MOTION APPROVED 5-0

- B. 1500 and 1502 E. RIVERSIDE BLVD.** – Special Use Permit to allow 28 mini-warehouse storage units with outside storage in the CG Zoning District. Appropriate notice has been given.

Stephanie Hyman, 6801 Spring Creek Road, Rockford, IL 61114 was sworn in on behalf of Dyn Sycamore Investments who is requesting a Special Use Permit for mini-warehouse storage. She stated that they plan to build a mini-warehouse storage building along the west side of 1500 E. Riverside Blvd. and on a portion of 1502 E. Riverside Blvd. There will be approximately 28 individual storage units of multiple sizes. The building will serve as a screen for the railroad tracks and the rock piles at the adjacent business to the north.

Mrs. Nelson asked if permission has been given by the utilities.

Ms. Hyman stated they are willing to sign an agreement with the utility.

Mr. Quintanilla indicated the city's attorney has reached out to the applicant and will provide a letter if there are any rights or easements that come about due to extensive research. The applicant would be subject to requirements or guidelines put forth by ComEd upon approval.

Mrs. Nelson asked if there should be a fence surrounding the storage units.

Mr. Quintanilla indicated that he felt a fence wasn't needed as there will be no outside storage, so he feels a fence is not needed.

No objectors were present.

Mrs. Nelson moved to approve a Special Use Permit to allow 28 mini-warehouse storage units with no outside storage in the CG Zoning District for the property known as 1500 E. Riverside Blvd., with the following conditions:

1. The Special Use Permit shall expire with the change in property ownership or change of use.
2. No dumpster enclosure shall be required.
3. The Special Use Permit may be revoked with substantiated complaints from other businesses or local authorities.
4. An 8-ft. deep landscape buffer with a combination of planted shrubs, ornamental grasses, perennials, bark, and other plants shall be installed in the right of way. The buffer shall be mounded and span both frontages, and provide some protective barrier to the passage of vehicles. No trees or interior landscape islands shall be required. The property owner shall be responsible for the maintenance, repair, and replacement of all the landscape material. This includes the eight (8) existing trees and all of the staff's proposed landscaping. The plant materials and landscape beds shall be tended to and maintained in a healthy growing condition free from refuse, debris, and weeds at all times. The landscaping shall be completed before the business opens to the public.
5. No outside storage shall be allowed as part of this Special Use Permit.
6. The development shall go through the City's plan review process, obtain all of the required permits, and have passed all final inspections before the business opens to the public.
7. The development shall not be required to meet the commercial material guidelines in Chapter 102, Article, III, Division 3, Section 102-174, due to the nature of these types of structures.
8. The owner shall be allowed to develop the side property line with a zero setback due to the various easements on this parcel that make it difficult to observe the required side yard setback.

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

It was decided by board members that it was not necessary to vote on unfinished items C and D since the Variances were built into the Special Use Permit. Items C and D will be voted on to be removed from the Agenda.

- C. 1500 and 1502 E. RIVERSIDE BLVD.** – Variance from a required 20 ft. rear setback to a zero setback in the CG Zoning District. Appropriate notice has been given.
- D. 1500 and 1502 E. RIVERSIDE BLVD.** – Variance from a required 8-ft. landscape buffer containing some combination of planted trees, shrubs, and plants to no 8-ft. landscape buffer containing planted trees, shrubs, and plants in the CG Zoning District. Appropriate notice has been given.

Mrs. Nelson moved to remove Items C and D from this Agenda. Second by Ms. Stucky.

MOTION APPROVED 5-0

5. NEW BUSINESS

- A. 6800 FOREST HILLS ROAD** – Zoning Map Amendment from the CG Zoning District to the IL Zoning District. Appropriate notice has been given.

Dan Bauman, 5210 East Drive. Loves Park, IL was sworn as Petitioner and indicated that he is requesting a Zoning Map Amendment so that he can move his existing business Border Town Properties from Clinton Road to 6800 Forest Hills Road.

No objectors were present.

Mrs. Nelson moved to approve a Zoning Map Amendment from the CG Zoning District to the IL Zoning District for the property known as 6800 Forest Hills Road. Second by Mr. Giacone. The findings of the facts have been met and discussed in accordance with the zoning recommendations provided.

MOTION APPROVED 5-0

- B. 4907 HUMMINGBIRD TRAIL** – Variance to install an auxiliary parking pad in front of the home in the R1 Zoning District. Appropriate notice has been given.

Mark Hoffman, 4907 Hummingbird Trail, Loves Park, IL was sworn in as Petitioner and is requesting a Variance to install an auxiliary parking pad in front of the home to allow for additional off-street parking.

No objectors were present.

Mrs. Nelson moved to approve a Variance to install an auxiliary parking pad in front of the home in the R1 Zoning District for the property known as 4907 Hummingbird Trail. Second by Ms. Stucky. The findings of the facts have been met and discussed in accordance with the zoning recommendations provided.

MOTION APPROVED 5-0

- C. 43XX KELLEEE & 4305 KELLEEE LANE** – Special Use Permit for the placement of 4 buildings on each lot in the R3 Zoning District. Appropriate notice has been given.

Ms. Stucky moved to layover a Special Use Permit for the placement of 4 buildings on each lot in the R3 Zoning District for the property known as 43xx & 4305 Kellee Lane. Second by Mrs. Nelson.

MOTION APPROVED 5-0

D. 7270 E. RIVERSIDE BLVD – Special Use Permit for a fast food drive-thru establishment in IL/CR and the E. Riverside/I90 Overlay District. Appropriate notice has been given.

Karen Walsh, 5203 Dirt Point, Rockford IL was sworn on behalf of the Petitioner and she indicated that she is requesting a Special Use Permit for a fast food drive-thru establishment. The establishment will be an Arby's Restaurant and will be located at 7270 E. Riverside Blvd. just west of Starbucks.

No objectors were present.

Mrs. Nelson moved to approve a Special Use Permit for a fast food drive-thru establishment in the IL/CR and the E. Riverside/I90 Overlay District for the property known as 7170 E. Riverside Blvd., with the following conditions:

1. The Special Use Permit expires with the change in use.
2. The dumpster enclosure shall meet the requirements of section 102-132 of the City's code of ordinances and the E. Riverside/I90 Overlay, Section 102-338.
3. The establishment shall meet the building material requirements of Section 102-338 of the City's code of ordinances, and the E. Riverside/I90 overlay.
4. The dumpster enclosure shall provide screening on all sides. The screening shall include a combination of Karl Foerster Grass and Moudry Fountain Grass to obscure the structure from the E. Riverside frontage.
5. The landscaping for Hanger Road and E. Riverside Blvd. shall meet the requirements of Section 102-258, and Section 102-338 of the City's code of ordinances and the E. Riverside/90 overlay.
6. The business owner/property owner shall be responsible for the maintenance, repair, and replacement of all landscape plants, trees, and materials. The landscape beds shall be tended to, and maintained in a healthy growing condition, free from refuse, debris, and weeds at all times. Irrigation for the landscaped areas shall be required.
7. The 15-ft. for vehicle circulation on the eastern part of the development shall be sufficient given that circulation will be on way and no parking will be provided on the eastern side of the development. The parking lot shall be marked with arrows identifying the circulation.
8. The sign for this establishment shall meet the requirements of Section 102-284 and Section 102-338 of the City's code of ordinances and E. Riverside I/90 overlay.

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

MOTION APPROVED 5-0

E. 6520 N. SECOND STREET – Special Use Permit for an accessory residence in the CR Zoning District.

Stephanie Heiman, 6801 Spring Creek Road, Rockford, IL was sworn in as Petitioner and she stated she is requesting a Special Use Permit for an accessory residence for the property. Ms. Neiman added that she has a client that will live in the home and also operate an antique business in another part of the home.

No objectors were present.

Ms. Stucky moved to approve a Special Use Permit for an accessory residence in the CR Zoning District for the property known as 6520 N. Second Street, with the following condition:

1. The Special Use Permit expires with the change in property ownership.

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

MOTION APPROVED 5-0

6. PUBLIC PARTICIPATION AND COMMENT

None

7. GENERAL DISCUSSION

Mrs. Nelson moved that the meeting be adjourned. Second by Mr. Stucky. Motion carried by voice vote. The meeting adjourned at 6:03 p.m.

Sheila Mills, Secretary



ZONING BOARD OF APPEALS

Community Development Department

Date: June 29, 2022

SUBJECT:	A Special Use Permit for outside storage in the IL (Light Industrial) and CR (Commercial Retail) Zoning Districts.
LOCATION:	7199 Clinton Road
COMPREHENSIVE PLAN:	The City of Loves Park Comprehensive Plan identifies the area for the use of light industrial and general commercial uses.
ZONING DISTRICT:	North IL (Light Industrial) South CR (Commercial Retail) East CR (Commercial Retail) & R3A (Four-family Residential) West IL (Light Industrial) and CR (Commercial Retail)
PROPERTY INFORMATION AND RELEVANT FACTS:	
Outside storage Required:	Outside storage shall be screened by a site obscured fence or landscape hedge.
Provided:	Six foot chain link fence with a sliding security gate at entry. A new 6 foot high wood fence along the east side of the property as shown on the site plan. New asphalt area to meet existing pavement.
Findings:	The establishment of the special use will not be detrimental to the public health, safety, or general welfare to business in the area. The use will not adversely impact or diminish property values in the zoning district. The establishment of the use will not impede development or improvements for uses already established in the district. The property is used predominantly for light industrial uses. The area in question will set back roughly 350 feet from the Clinton Road frontage. As long as the outside storage is contained within the area designated for outside storage, there should be no noticeable impact to the surrounding area.
RECOMMENDATION:	Approval - A Special Use Permit for outside storage in the IL (Light Industrial) CR (Commercial Retail) Zoning Districts. Conditions: <ol style="list-style-type: none">1. The Special Use Permit expires with the change in property ownership.2. The Special Use Permit shall be revoked with verified complaints from adjacent business owners or complaints by the local authorities.3. No barb wire shall be allowed for the outside storage area. Fence height shall not exceed 6 feet in height.4. The chain link security fence and gate shall provide screening from the Clinton Road frontage.

ATTACHMENTS:

See attachments

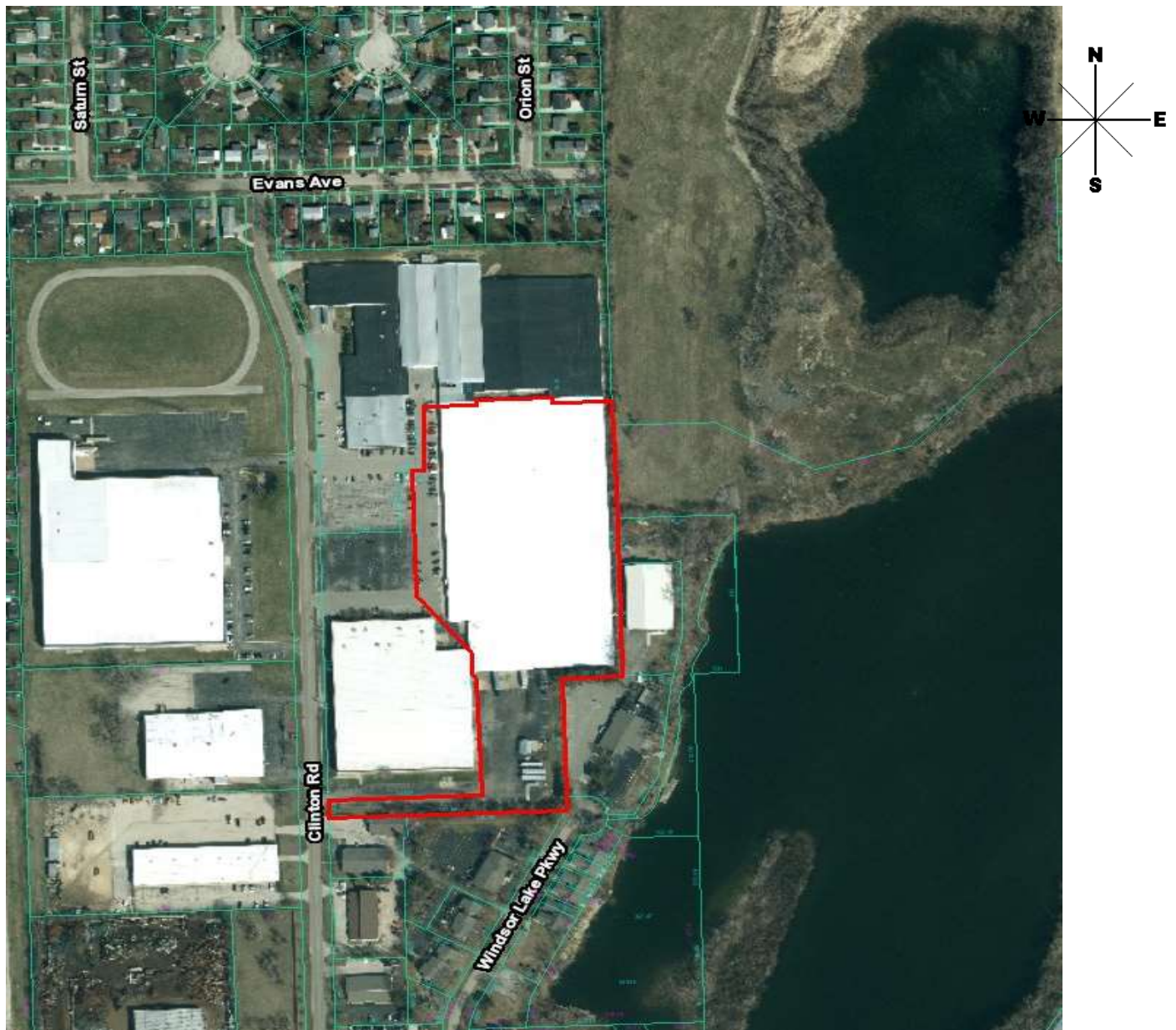
**ZONING BOARD
RECOMMENDATIONS:**

Vote:

APPROVAL / DENIAL / TABLED

**AUDIENCE
COMMENTS:**

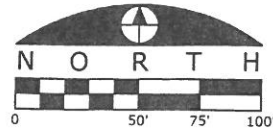
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PARCEL NUMBER(S):	08-32-302-019
ZONING:	Light Industrial & Commercial Retail
ADDRESS:	7199 Clinton Road
APPLICANT:	Jeff Linkenheld 5291 Zenith Parkway Loves Park, Illinois 61111
OWNER:	Jeffrey G. Petry – Petry Trust PO Box 80 Belleville, Wisconsin 53508

CLINTON ROAD WAREHOUSE

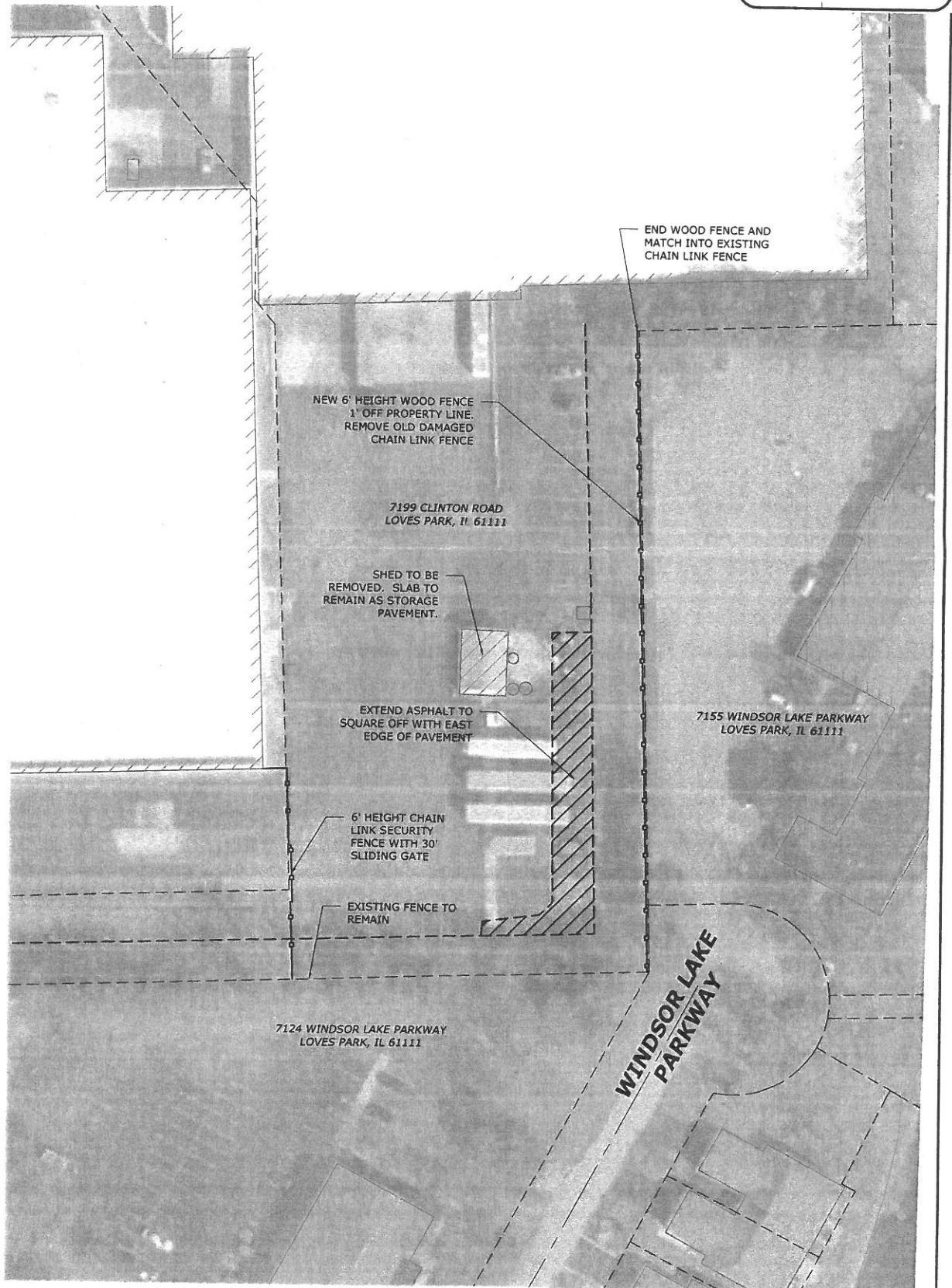
Special Use Permit Exhibit
7199 Clinton Road, Love Park IL 61111
05/17/2022



ARC DESIGN
RESOURCES INC.

5291 ZENITH PARKWAY
LOVES PARK, IL 61111
VOICE: (815) 484-4300
FAX: (815) 484-4303

www.arcdesign.com
Design Firm License No. 184-001334



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.

7199 Clinton Road

- 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.
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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: **7199 Clinton Road**
 SUP Outside Storage

Chairman
Benjamin Danielson

Signature

Date



ZONING BOARD OF APPEALS

Community Development Department

Date: August 11, 2022

SUBJECT:		A Special Use Permit to allow for the placement of 4 buildings on each lot in the R3 (Multi-family Residential) Zoning District.	
LOCATION:		43XX Kellee Lane (12-02-105-013) and 4305 Kellee Lane (12-02-127-006)	
COMPREHENSIVE PLAN:		Multi-family (Planned Unit Development)	
ZONING DISTRICT:		North	R3 (Multi-family)
		South	CR (Commercial Retail)
		East	R3 (Multi-family) and IL_CR (Light Industrial_Commercial Retail)
		West	R3 (Multi-family)
PROPERTY INFORMATION AND RELEVANT FACTS:			
Building setbacks and requirements:			
Required:		Front yard:	30 feet
		Side yard:	6 feet
		Rear setback:	20 feet
		Lot size:	8,800 square feet
		Lot size p/unit:	2,900 square feet
Provided: Lot 3		Front yard:	30 feet
		Side yard:	greater than 6 feet
		Rear setback:	greater than 20 feet
		Lot size:	56,628 square feet
		Lot size p/unit:	3,539 square feet
Provided: Lot 107		Front yard:	30 feet
		Side yard:	greater than 6 feet
		Rear setback:	greater than 20 feet
		Lot size:	71,961 square feet
		Lot size:	3,598 square feet
Dumpster enclosure:			
Required:		For residential uses, such enclosures shall be screened by a solid (wood) fence or wall adequate to shield all containers within the enclosure. Material within the fenced enclosure shall not extend above the height of the fence or wall, be secured by a solid gate, and not exceed the height of six feet. The use of chain link fences and slats shall be prohibited in all districts.	

Provided:	A dumpster enclosure for either property in not indicated on the materials provided.
Landscaping:	
Required:	A landscape plan is required for review and approval. Landscaped lots shall be required to provide landscaping based on a point system. The point system shall be applied to each parcel and the landscaping shall be distributed equally between each dwelling. All maintenance shall be the responsibility of the property owner or association.
Lot 3:	Two hundred and twenty-six (226) points are required
Lot 17:	Two hundred and eighty-eight (288) points are required
Provided:	The landscape plans for both parcels meet the requirements established in the R3 zoning district.
Parking:	
Required:	Off-street parking facilities in any residential district shall be used solely for the parking of passenger automobiles owned by the occupants of the dwelling structures to which such facilities are accessory or by guests of the occupants.
Provided:	The development will provide a garage for each unit, with adequate parking for all uses.
Findings:	The establishment of the special use will not be detrimental to or endanger the comforts or general welfare of the residents or business in the zoning district. The area has been developed with many multi-family dwellings over the years. There have been no complaints on the existing multi-family units that have been in this area, and it is not anticipated there will be any with this development. The landscaping for previous development has finally begun to fill out and provide some presence to the yards for this area. The owners proposals meets a points requirement, however, staff would like to see trees that will bulk up over time. The Arborvitae and Cherry Trees will do well as accent trees, but substantial trees such as Bur Oaks, White Spruce, and Red Maples will grow 25ft or taller, 15 to 20 ft in width, and do more to provide the residents of the development increased privacy, noise reduction, dust control, and serve as a filter for the artificial light. These trees are consistent with how the landscaping was developed in the area. The establishment of the special use will not have an adverse impact on the zoning district. The use should not impair or diminish property values within the neighborhood. The normal orderly development for this area has been for multi-family uses, so the establishment of the use, will be consistent with how the area has has developed. The development will provide adequate utilities, drainage, ingress/egress as part of the plan review process, before site development can occur.
RECOMMENDATION:	Approval - A Special Use Permit to allow for the placement of 4 buildings on each lot in the R3 (Multi-family Residential) Zoning District.
	Conditions: <ol style="list-style-type: none"> 1. The Special Use Permit expires with the change in use. 2. The dumpster enclosure shall meet the requirements of Section 102-132 of the City's code of ordinances. 3. The owner shall use the landscaping provided for the petition as accents. The owner shall include landscape berms on each frontage, filled with accents, but also include Bur Oaks, White Spruce, and Red Maples. 4. The property owner shall be responsible for the maintenance, repair, and replacement of all landscape plants, trees, and materials. The landscaping shall be tended too, and maintained in a healthy growing condition, free from refuse,

debris, and weeds at all times.
5. The Special Use Permit shall be renewed 1 year from the date of approval.

ATTACHMENTS:

See attachments

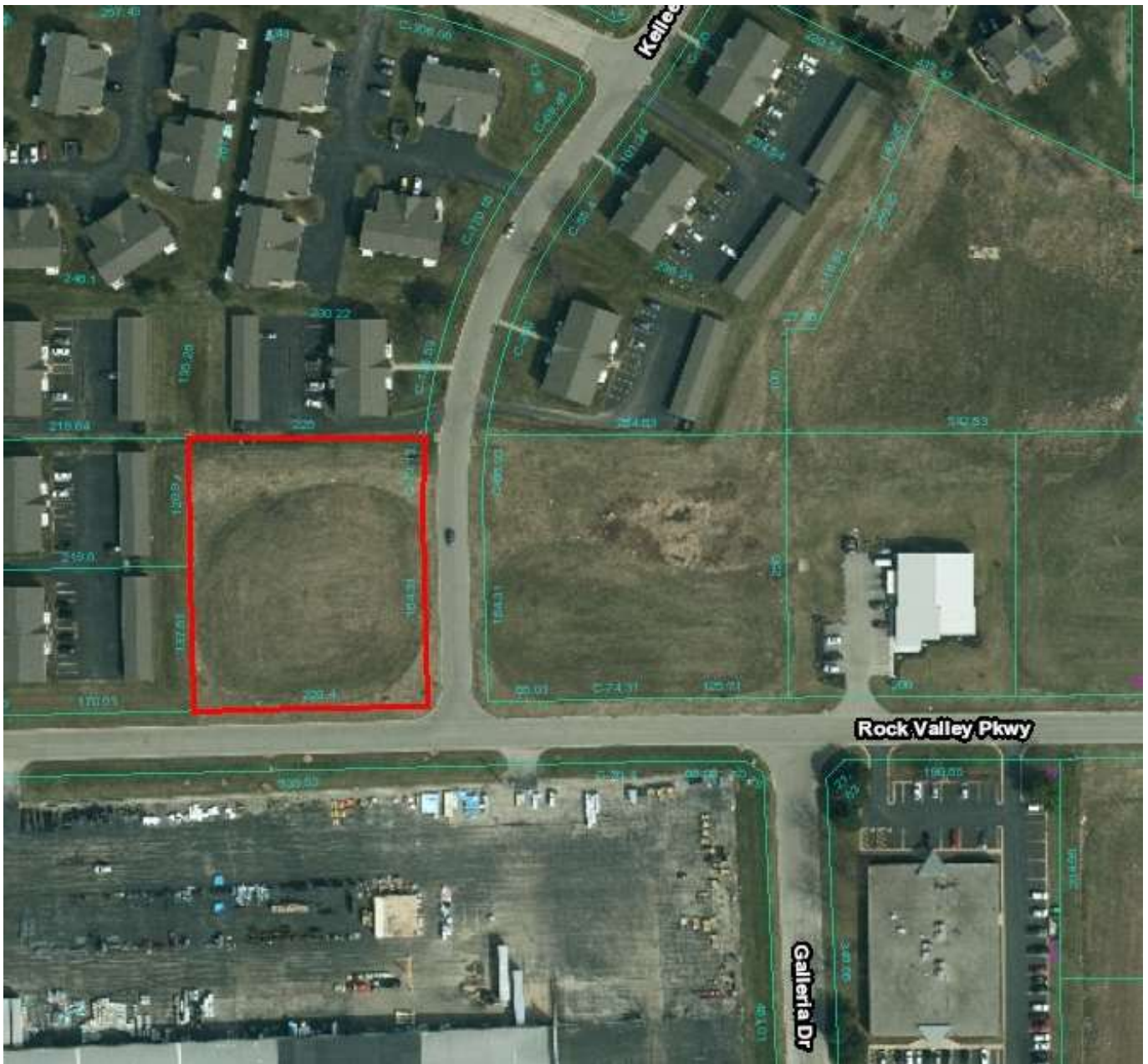
**ZONING BOARD
RECOMMENDATIONS:**

Vote:

APPROVAL / DENIAL / TABLED

**AUDIENCE
COMMENTS:**

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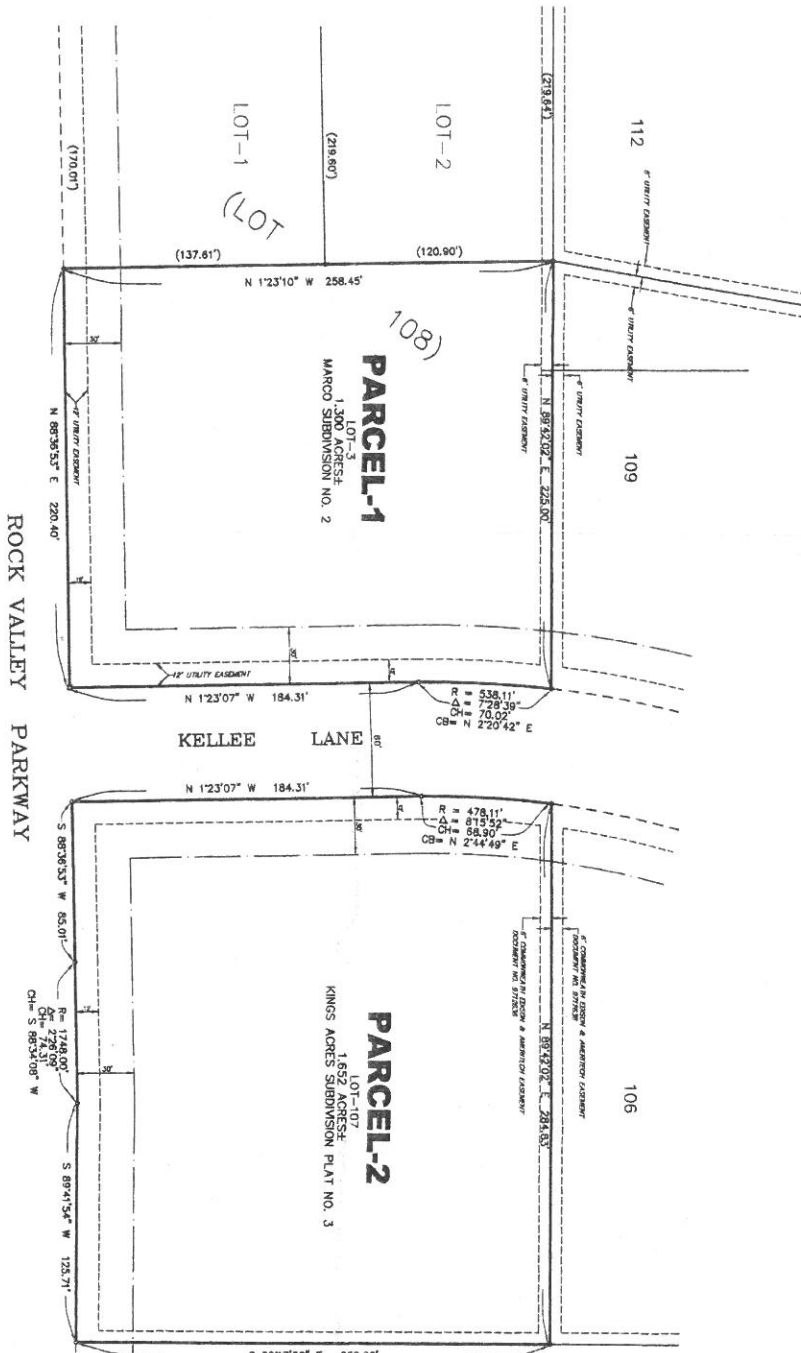



ADDRESS(S): 43XX KELLEE LANE & 4305 KELLEE LANE

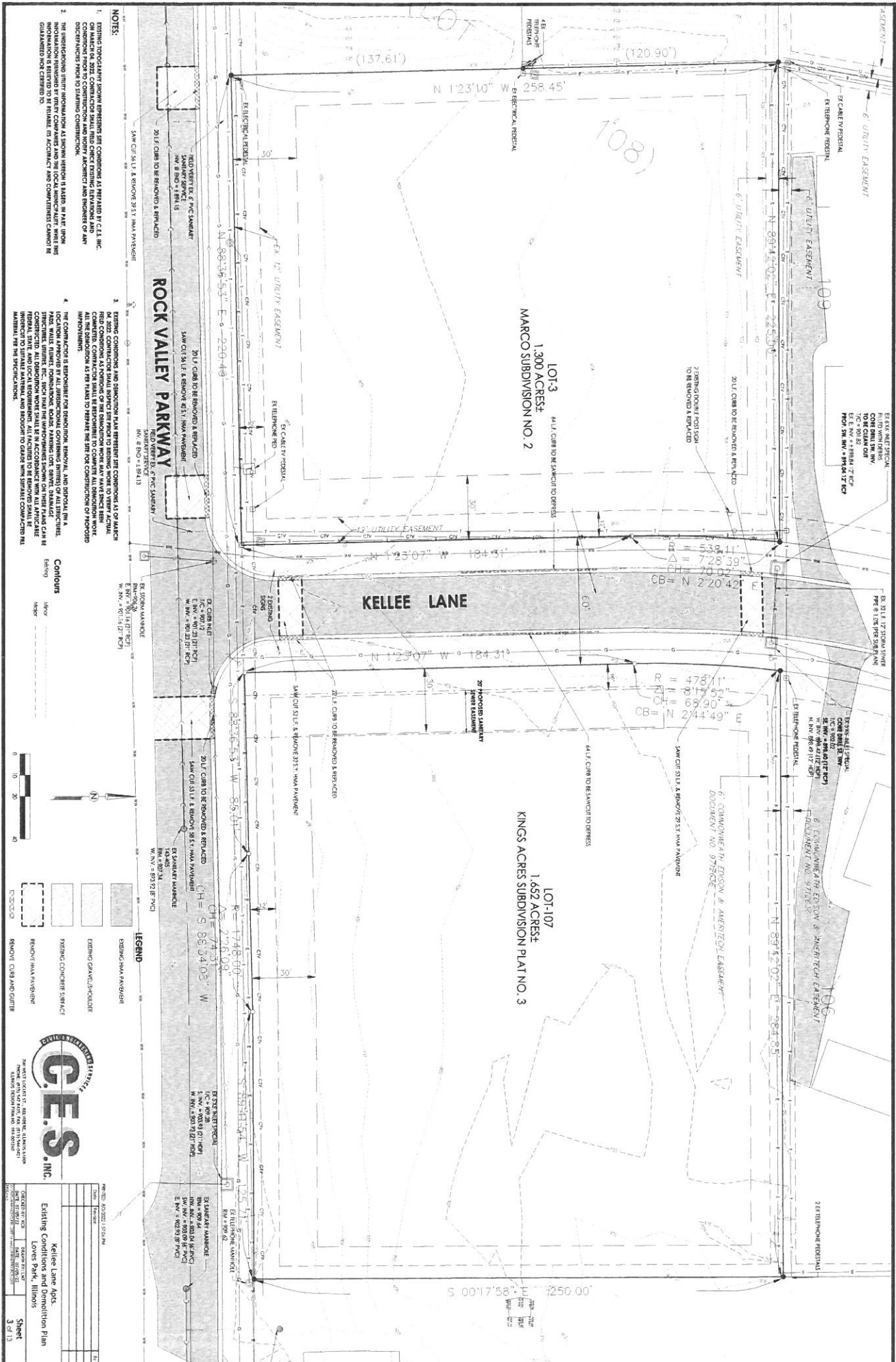
PARCEL NUMBER: 125-02-105-013 & 12-02-127-006

PROPERTY OWNER: ASHFORD HOLDINGS, LLC
HARRY ROBERTSON
2863 W. 95TH STREET, STE 143-354
NAPERVILLE, ILLINOIS 60564

APPLICANT: ASHFORD HOLDINGS, LLC
HARRY ROBERTSON
2863 W. 95TH STREET, STE 143-354
NAPERVILLE, ILLINOIS 60564



	
SURVEY-TECH A DIVISION OF C.E.S. INC. PROFESSIONAL DESIGN FOR LAND SURVEYING 1054 WADE COURT ROSELLETT, ILLINOIS 61088 (815)-982-8771 FAX: (815)-982-8555	
DATE: 1-21-2002	SCALE: 1" = 30'
DRAWN BY: DEW REVISION:	
HINSHAW & CULBERTSON LLP	
715 WILSON ST ADD: 510022	FILE NUMBER: 5100-22
WINNEBAGO COUNTY	



- NOTES:
1. EXISTING TOPOGRAHY SHOWN REPRESENTS SET CONDITIONS AS PREPARED BY C.E.S. INC. ON MARCH 04, 2022. CONTRACTORS SHALL FIELD CHECK EXISTING ELEVATIONS AND CONTOURS AND MAKE ANY NECESSARY ADJUSTMENTS TO THE PLAN. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
 2. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND THE INFORMATION PROVIDED TO BE REASONABLY ACCURATE. CONTRACTORS SHALL FIELD CHECK THE INFORMATION AND MAKE ANY NECESSARY ADJUSTMENTS TO THE PLAN. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
 3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND LOCAL GOVERNMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND LOCAL GOVERNMENTS.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND LOCAL GOVERNMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND LOCAL GOVERNMENTS.

ROCK VALLEY PARKWAY

LOT 103
1.300 ACRES
MARCO SUBDIVISION NO. 2

LOT 107
1.652 ACRES
KINGS ACRES SUBDIVISION PLAT NO. 3

LOT 109
1.300 ACRES
MARCO SUBDIVISION NO. 2



LEGEND

EXISTING GRAVEL/CHOLE

EXISTING CONCRETE SURFACE

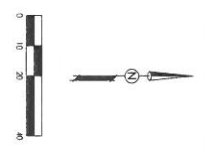
REMOVE GRAVEL/CHOLE




REMOVE CONCRETE SURFACE

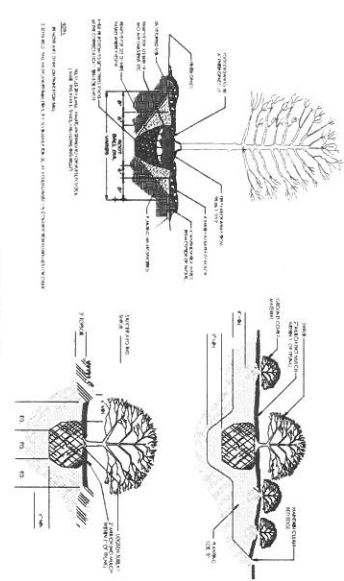
REMOVE CURB AND GUTTER

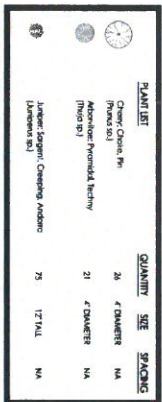


Project Name	Kelley Lane Access
Project Location	Rock Valley Parkway, Illinois
Project Number	2022-001
Project Date	03/04/2022
Project Status	Final
Project Owner	Rock Valley Parkway
Project Designer	C.E.S. INC.
Project Engineer	C.E.S. INC.
Project Surveyor	C.E.S. INC.
Project Draftsman	C.E.S. INC.
Project Checker	C.E.S. INC.
Project Approver	C.E.S. INC.
Project Signer	C.E.S. INC.
Project Seal	C.E.S. INC.
Project Stamp	C.E.S. INC.
Project Title	Rock Valley Parkway
Project Subtitle	Kelley Lane Access
Project Description	Rock Valley Parkway, Illinois
Project Address	Rock Valley Parkway, Illinois
Project City	Rock Valley Parkway, Illinois
Project State	Rock Valley Parkway, Illinois
Project Zip	Rock Valley Parkway, Illinois
Project Phone	Rock Valley Parkway, Illinois
Project Email	Rock Valley Parkway, Illinois
Project Website	Rock Valley Parkway, Illinois
Project Social Media	Rock Valley Parkway, Illinois
Project Other	Rock Valley Parkway, Illinois



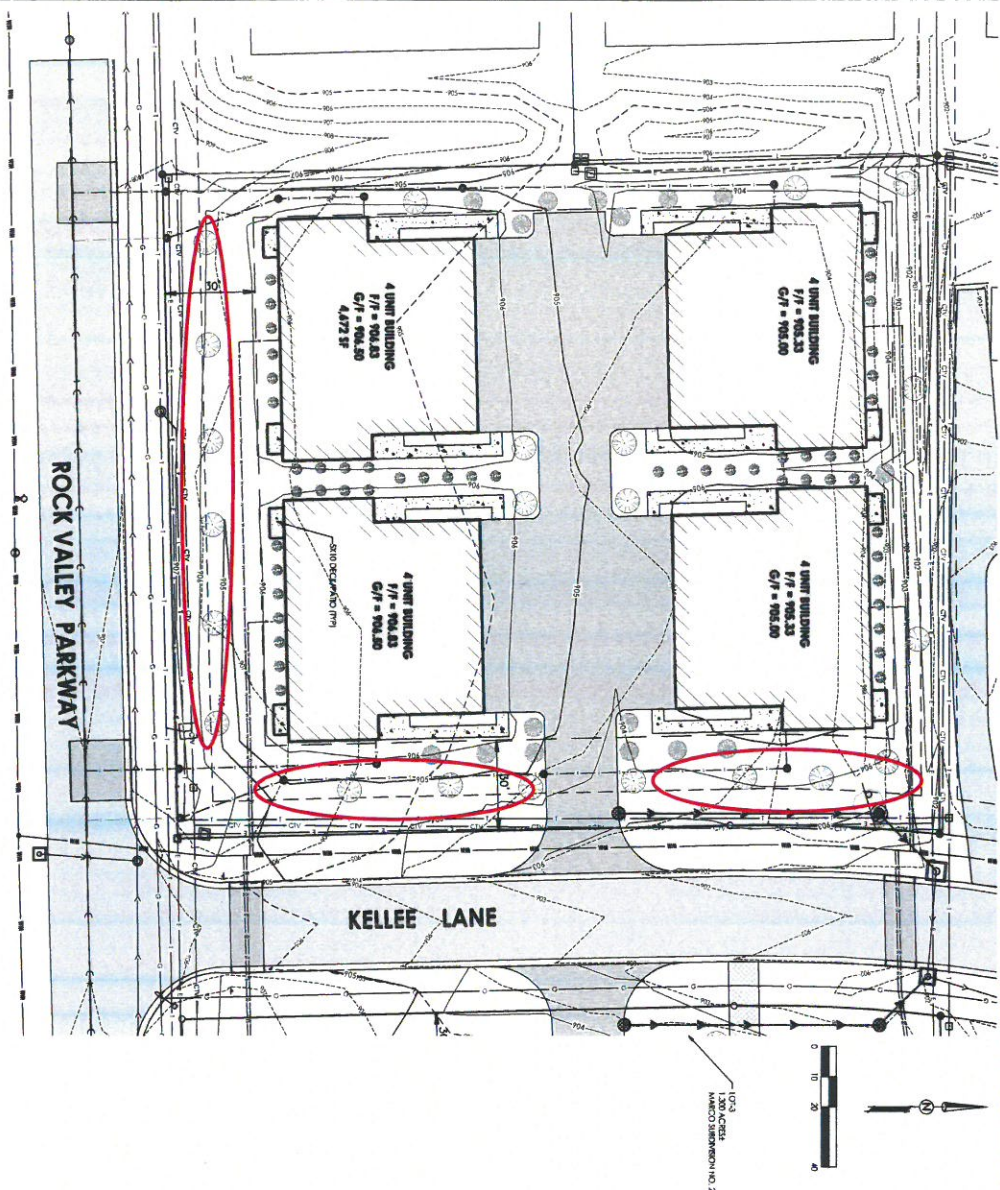
PLANT USE	QUANTITY	SIZE	SPACING
 Camp Chase, Mo. (June 20)	26	4" DIAMETER	NA
 Aberdeen Proving Ground (March 30)	21	4" DIAMETER	NA
 Jackson Station, Clearing Station (January 30)	75	12" TALL	NA

[illegible]

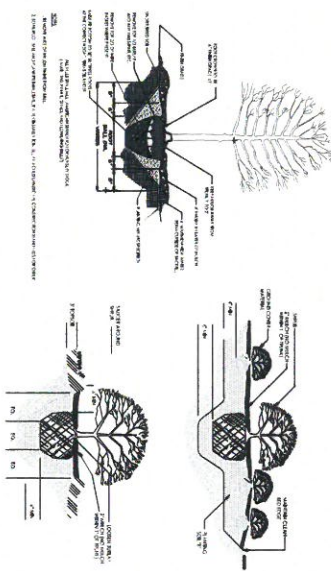


LANDSCAPE REQUIREMENTS (WEST SIDE)			
TYPE OF LANDSCAPING	POWER PER PAVEMENT	ROCK VIBRO STITCHES	BUILDING
PLACEMENT OF LANDSCAPING	ALL PLANT MATERIALS	SHADE TREES - 4' DOWNSIDE SIDEWALK - 25' AT 12'	WINDMILL & BUILDING
LOCATION OF LANDSCAPING	CONCRETE / ASPHALT Joints	LOCATED WITHIN 10' OF TABLE ROW	AS NOTED
CALCULATION OF LANDSCAPING	PAVEMENT AREA 17,250	1 SHADE TREE OVER 10'	AS NOTED
TOTAL AREA REQUIRED - TOWARD REQUIREMENT	16,425 OF 10' FT	444.1 SQUARE FEET	N/A
TOTAL SQUARE FEET	20,000	5,333 SQUARE FEET	N/A
TOTAL SQUARE FEET	20,000	10,000 SQUARE FEET	N/A

PLANT LIST		QUANTITY	SIZE	SPACING
Cherry Creek Tree	(Planted 10')	22	4' DIAMETER	MA
Adaptive Pines/Maple/Box	(Planted 10')	16	4' DIAMETER	MA
Juniper/Logan/Cherry/Andromeda	(Planted 10')	52	12' TALL	MA



THE PLANNING DETAILS



1. All trees shall be planted in the following manner: a. The tree shall be planted in the ground in a hole that is at least 10 feet wide and 10 feet deep. The hole shall be filled with a mixture of topsoil and compost. The tree shall be watered regularly for the first year after planting.
2. The tree shall be planted in the ground in a hole that is at least 10 feet wide and 10 feet deep. The hole shall be filled with a mixture of topsoil and compost. The tree shall be watered regularly for the first year after planting.
3. The tree shall be planted in the ground in a hole that is at least 10 feet wide and 10 feet deep. The hole shall be filled with a mixture of topsoil and compost. The tree shall be watered regularly for the first year after planting.
4. The tree shall be planted in the ground in a hole that is at least 10 feet wide and 10 feet deep. The hole shall be filled with a mixture of topsoil and compost. The tree shall be watered regularly for the first year after planting.
5. The tree shall be planted in the ground in a hole that is at least 10 feet wide and 10 feet deep. The hole shall be filled with a mixture of topsoil and compost. The tree shall be watered regularly for the first year after planting.
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7. The tree shall be planted in the ground in a hole that is at least 10 feet wide and 10 feet deep. The hole shall be filled with a mixture of topsoil and compost. The tree shall be watered regularly for the first year after planting.
8. The tree shall be planted in the ground in a hole that is at least 10 feet wide and 10 feet deep. The hole shall be filled with a mixture of topsoil and compost. The tree shall be watered regularly for the first year after planting.
9. The tree shall be planted in the ground in a hole that is at least 10 feet wide and 10 feet deep. The hole shall be filled with a mixture of topsoil and compost. The tree shall be watered regularly for the first year after planting.
10. The tree shall be planted in the ground in a hole that is at least 10 feet wide and 10 feet deep. The hole shall be filled with a mixture of topsoil and compost. The tree shall be watered regularly for the first year after planting.

C.E.S. INC.

10000 100TH AVE. S.W. SUITE 100
BURNING WOOD, MN 55305

Project: 10000 100TH AVE. S.W. SUITE 100
BURNING WOOD, MN 55305

Scale: 1/4" = 1'-0"

Sheet: 8 of 13







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

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

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

Location: 43XX Kellee Lane and 4305 Kellee Lane

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: **43XX Kellee Lane and 4305 Kellee Lane**
Multiple structures on a each lot

Chairman

Benjamin Danielson

Signature

Date



ZONING BOARD OF APPEALS

Community Development Department

Date: September 7, 2022

SUBJECT: A Variance to allow a 0 ft. side yard setback in the R3 (Multi-family Residential) Zoning District.

Location: 7133 Windsor Lake Parkway

R3A Requirements: Front yard setback: 20 foot building setback
Side yard setback: Covered within the PUD
Rear yard setback: 2 feet

Provided: Front yard setback: 20 foot building setback
Side yard setback: Covered within the PUD
Rear yard setback: 2 feet

Findings: Strict or literal enforcement of the specified regulation would result in unnecessary hardship against the property owner. The property has a property boundary that runs through the dwelling. Due to the extraordinary circumstances applicable to the property, that do not apply to the other dwellings in this area, approving the zero side yard setback would be necessary to bring the property into compliance. Strict enforcement of regulations would deprive the owner of the same privileges enjoyed by other property owners. Granting the variation will not be viewed as special privilege inconsistent with other properties. Many of the residents just north of the this dwelling have also been granted zero setbacks. This would bring this property in alignment with how the area has been developed. The variation will not be detrimental to the adjacent businesses or residents in the area.

RECOMMENDATION: **Approval** - A Variance to allow a 0 ft side yard setback in the R3 (Multi-family Residential) Zoning District.

ATTACHMENTS: See attachments

**ZONING BOARD
RECOMMENDATIONS:**

VOTE: APPROVAL / DENIAL / TABLED

**AUDIENCE
COMMENTS:**



ADDRESS:	7133 Windsor Lake Parkway
PARCEL NUMBER:	08-32-353-012
ZONING:	R3 (Multi-family) Residential
PROPERTY OWNER:	Michael Chance 7133 Windsor Lake Parkway Loves Park, Illinois 61111
APPLICANT:	Michael Chance 7133 Windsor Lake Parkway Loves Park, Illinois 61111

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.

7133 Windsor Lake Parkway

 ZBA

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

Reason:

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

Reason:

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

Reason:

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

Reason:

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

Reason:

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

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

These findings have been adopted as the official Findings of Fact for the City of Loves Park, Zoning Board of Appeals agenda item: **7133 Windsor Lake Parkway**
0 ft side yard setback

Chairman
Ben Danielson

Signature

Date



ZONING BOARD OF APPEALS

Community Development Department

Date: September 7, 2022

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

LOCATION: 6331 N. Second Street

COMPREHENSIVE PLAN: Commercial Retail uses

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: Forty stalls are required. 1 stall shall be an accessible stall.

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 should not be injurious to existing and permitted uses already established. The use could potentially have an adverse impact on parking for existing uses. It is unknown how the use will perform at this location. If any issues arise with parking it may be necessary to re-evaluate the use for this location. No diminished land values are likely to result as a result of the establishment of the special use. The use will not impede the normal 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 scheduled activities. The owners may need to provide parking lot security if banquet or event issues arise within the parking areas.

RECOMMENDATION:

Approval - A Special Use Permit for an event/banquet establishment in the CR (Commercial Retail) Zoning District.

Conditions:

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, residents, or local authorities.
4. The applicant shall be required to undergo the plan review process to bring the unit under current building code standards for the use. The business shall not open to the public until all final inspection have been completed, and the certificate of occupancy has been issued.
5. The establishment shall not be permitted to have live music, unless it is included, as part of a reception, banquet, or other similar occurrence happening on site. No concerts, paid or pre-paid ticket events, events with a cover charge at the door, or other events promoting alcohol shall be permitted.
6. If alcohol is to be served on the premises, the permit holder must obtain and maintain a City of Loves Park liquor license, and meet the building code requirements necessary for the issuance of a liquor license.
7. The occupancy shall be limited to the capacity for the unit as determined by the Loves Park Fire Department. The occupancy for the unit includes employees, volunteers, caters and staff, and persons providing music, which includes dj's and musicians.
8. All activities related to the business shall be confined to the unit to this establishment. Parking areas must be monitored to prevent loitering by patrons.
9. A business license must be obtained by the City of Loves Park.

ATTACHMENTS:

See attachments

**ZONING BOARD
RECOMMENDATIONS:**

Vote:

APPROVAL / DENIAL / TABLED

**AUDIENCE
COMMENTS:**



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

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

10

FIGURE 2 DESIGNED AS: Part of Lot One (1) as designated upon the Plat of Hough & Burman Subdivision Part of Section 6, Township 44 North, Range 2 East of the Third Principal Meridian, in Winnebago County, Illinois, the Part of which Subdivision is recorded in the Recorder's Office of Winnebago County, Illinois as Book 22 of Plats on pages 145, said land being more particularly described by metes and bounds as follows:

Dated this 13th day of October, 2005.

STATE OF ILLINOIS
RONALD J. LARSON, JR.
35-313
ROCKFORD
PROFESSIONAL LEO
EXPIRES 11/30/06

A map of the North York area showing the intersection of Highway 404 and Highway 7. The site is marked by a black rectangle and labeled 'SITE' with a large arrow pointing to it. The site is located on the north side of Highway 404, between Highway 7 and Highway 404. The map shows various streets including Bayview Ave, Midland Ave, and Sheppard Ave. The site is situated near the intersection of Highway 404 and Highway 7, and is adjacent to the Bayview Ave corridor.

VICINITY MAP

SCHEDULE B SPECIAL EXCEPTIONS

2. EASEMENT AS CONTAINED IN INSTRUMENT RECORDED IN BOOK 712 ON PAGE 324.

DOES NOT APPLY TO PROPERTY

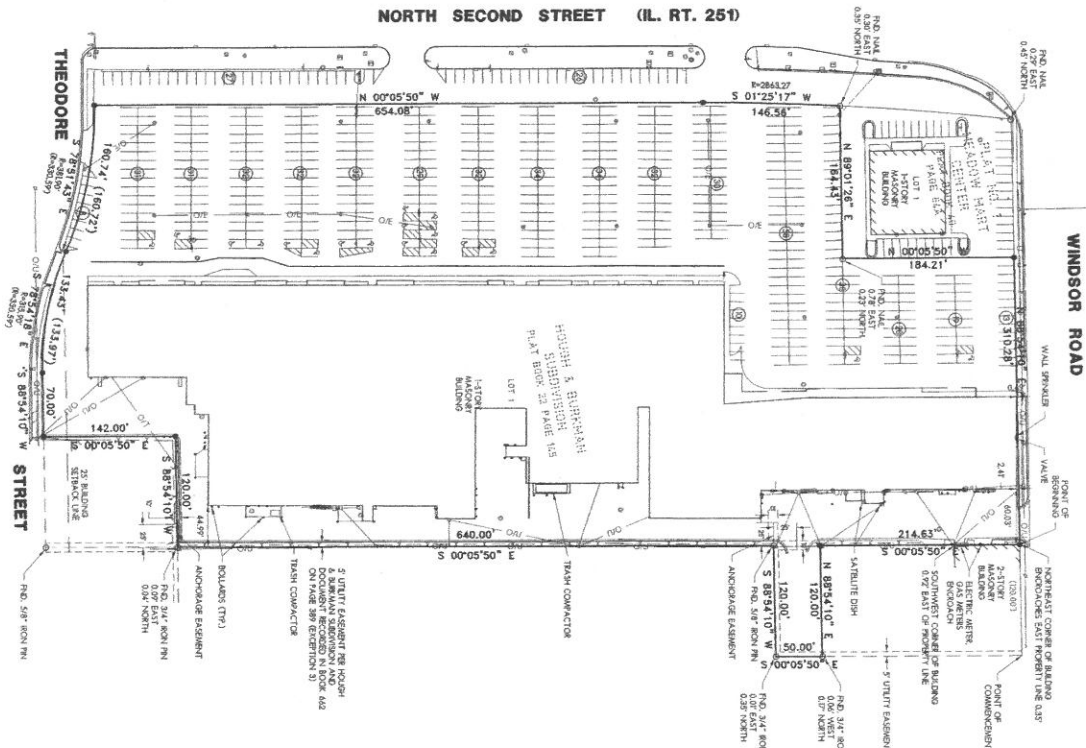
3. RESTRICTIONS AS CONTAINED IN INSTRUMENT RECORDED IN BOOK 641 ON PAGE 387.

APPLIES TO PROPERTY AS SHOWN ON ALTA SURVEY.

5. DEED AVAILION OF EASEMENTS AS CONTAINED IN INSTRUMENT RECORDED JULY 3, 1995 AS DOCUMENT NO. 925388.
























APPLIES TO PROPERTY, ACCESS EASEMENT OVER AND ACROSS THOSE PLOTS OF PROPERTY AS ARE INDICATED AS INDICATED.

NORTH SECOND STREET (IL. RT. 251)



PARKING STALLS

TOTAL NUMBER OF PARKING STALLS IS 568 (INCLUDING 53 STALLS LOCATED WEST OF THE WEST PROPERTY LINE) OF WHICH 38 ARE HANDICAPPED STALLS

<p>                        </p>	<p> Faces Line Utility Rule Utility Rule w/ Gap Wire Light Fans Transformed Utility Line Telephone Lines Electric Railroad/Transform Telephone Railroad Telephone Vault Water Distribution and Vault Fire Hydrant Sewer/ Potable Street Markers City Map Type 700 Sign Next Arm Handrail Signal Controller Property Line Entering Highway/High Way Line Radio Signals Line Section Line Boundary Line Center Line Set 20' Thru Road Markers Railroad Crossing Measured Distance </p>	<p> (65.00') 15.00' </p>
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DR

**DESIGN
RESOURCES
INC.**

**CIVIL, ENGINEERING
AND
LAND
SURVIVING**

1475 N. HENRYVILLE BLVD.
ROCKFORD, ILLINOIS 61108
(815) 464-2355
(262) 464-7037 FAX

**PROJECT NAME
OWNER'S NAME**

**MEADOW
MART**

**RUBLOFF
DEVELOPMENT**

REAL / SIGNATUM

CONSULTANT

PROJECT NAME	MEADOW
OWNER'S NAME	MART
	RUBLOFF
	DEVELOPMENT

Journal of Interpersonal Violence 28(1)

(215) 484-4703 FAX

RECOVERING, ILLUMINATING

14728 H. KUMAR ET AL.

LAND SUR

CIVIL ENGINEERING
AND
ARCHITECTURE

INC.

REBOUNCING

REGION

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9

SHEET NUMBER
1 of 1

39' - 5"

132' - 10"

6331
5,816 GSF

99' - 0"

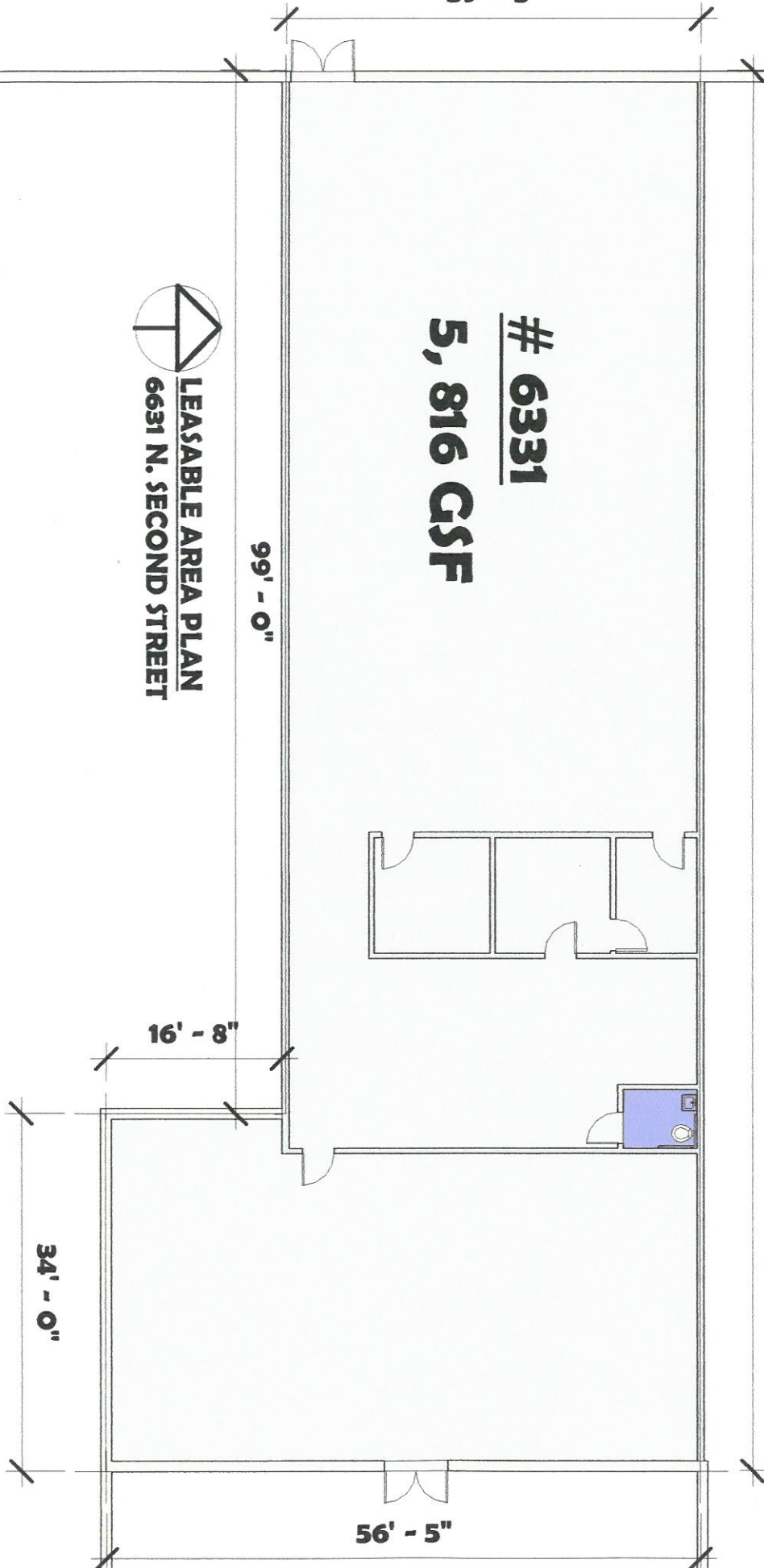


LEASABLE AREA PLAN
6631 N. SECOND STREET

16' - 8"

34' - 0"

56' - 5"



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.

6331 N. Second Street

- 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.

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- 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: **6331 N. Second Street**
 SUP for event/banquet space

Chairman
Benjamin Danielson

Signature

Date