



AGENDA
LOVES PARK ZONING BOARD OF APPEALS
May 16, 2024

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 **April 18, 2024** meeting
3. Report from the Zoning Office – None
4. Unfinished business – None
5. New business –
 - A. 12138 Columbus Circle** – A Variance from a maximum allowable height of 4 feet for a fence in the front yard building setback to a requested 6-foot-high fence in the front yard building setback on Stuyvesant Drive in the R1 (Single Family Residential) Zoning District.
 - B. 4XX Pearl Avenue** (11-12-226-088) - A Zoning Map Amendment from the CR (Commercial Retail) Zoning District to the R2 (Two-family Residential) Zoning District.
 - C. 1312 Renrose Avenue** – A Variance from a required 25 foot building setback to a requested 11'7" building setback for an addition on Renrose Avenue in the R1 (Single Family Residential) Zoning District.
 - D. 7310 E. Riverside Boulevard** – A Special Use Permit for a drive-thru window in IL_CR (Light Industrial_Commercial Retail) and the E. Riverside/I90 Overlay District.
 - E. 641 Sydney Avenue** – A Variance to widen the driveway for auxiliary parking 3'6" to the east of the existing driveway, and 5'6" to the west of the existing driveway in the R1 (Single Family Residential) Zoning District.
6. Public participation & comment
7. General discussion
8. Adjournment

Andrew Quintanilla
Zoning Officer



Minutes of the Loves Park Zoning Board of Appeals

Date: April 18, 2024 Time: 5:30 P.M.

1. Chairman: Frank Laudicina called the meeting to order at: 5:45 PM

Members Present:	<u>Mrs. Nelson</u>	<u>Mrs. Taylor</u>
	<u>Ms. Hall</u>	<u>Mr. Carlson</u>
	<u>Mr. Laudicina</u>	<u>Mr. Kutz</u>

Members Absent: Mr. Daniels

Others Present Andrew Quintnailla (Secretary)

2. Minutes

Mrs. Taylor moved to approved the minutes from the **February 15, 2024** meeting. Mr. Laudicina second the motion. Motion carried by vote.

3. Zoning Office Report - None

4. Unfinished Business - None

5 New Business

- A. **4105 N. Perryville Road - A Special Use Permit to allow 30% of the building footprint to be utilized as event space in IL_CR (Light Industrial_Commercial Retail) Zoning District.**

Petitioner: Eric Gillam

Mr. Gillam stated that he and his partner recently purchased the property, being roughly 10,000 square feet. The space was split into three sections. An aesthetics business occupied the front of the building, the larger portion being used for office space, with a roughly 3,000 square foot area open and under utilized. He stated that they wanted to utilize the 3,000 square foot space to host events or gathering to help offset their costs on the building. He also stated they would be small events, birthday parties, small weddings, under 100 people.

Mr. Gillam stated that they would be renovating the unit to accommodate bathrooms once the zoning was approved.

NO PETITIONERS PRESENT

BOARD DISCUSSION

Mrs. Nelson asked the applicant if he was aware of the conditions place on the approval for the petition.

Mr. Gillam stated that he was, and planned to comply with them. He also stated that he had obtained cross parking agreement with Kobycy to the north for additional parking, as requested by Staff.

NO OBJECTORS PRESENT

FINDINGS OF FACT HAVE BEEN MET

Mr. Carlson mad a motion to approve a Special Use Permit to allow 30% of the building footprint to be utilized as event space in IL_CR (Light Industrial_Commercial Retail) Zoning District for 4105 N. Perryville Road with the following conditions:

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 businesses or property owners.
3. The property owner shall rebuild the dumpster enclosure.
4. The Special Use Permit shall be renewed 1 year from the date of approval.
5. The applicant shall obtain a cross parking arrangement with at least 1 adjacent property owner for overflow parking. Written consent shall be provided to Staff within 30 days of approval. No parking on unpaved surfaces 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 establishment shall not be permitted to have live music, unless it is included, as part of a 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.
8. 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, caterers and staff, and persons providing music, which includes dj's and musicians.
9. 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 inspections have been completed, and the certificate of occupancy has been issued.

Mr. Laudicina second the motion. Motion carried by vote 5-0.

Mrs. Nelson stated that this was the first meeting for the applicants petition, and that the second step in the process will be with an aldermanic committee on May 6, 2024 at 4:30 pm, in Council Chambers.

B. 4722 and 4732 N. Second Street - A Special Use Permit to allow off-site storage of vehicles in conjunction with a vehicle sales lot in CG (Commercial General) Zoning District.

Petitioner: Todd Snow (general manager of Loves Park Auto)

Mr. Snow stated that the business has grown. The lot they started out with was small, and they keep expanding. With the growth, there was a need to have more inventory. He stated that the former Chens Restaurant has been vacant for several years, with that they entered into a lease arrangement with the current owner to be able to store their other vehicles for sale.

NO PETITIONERS PRESENT

BOARD DISCUSSION

Mr. Kutz asked the applicant if he was aware of the conditions placed on the Special Use Permit for approval

Mr. Snow stated that he was aware of the conditions.

Mrs. Nelson asked if the applicant was aware of the striping and resurfacing of 4732 and 4722 N. Second Street. Mrs. Nelson also asked if they would be able to comply with this.

Mr. Snow stated that they would, as well as, with the trees being required.

Ms. Hall asked if the applicant was just leasing the parking lot, what's happening to the building.

Mr. Snow stated that both lots are next to each other, and they only needed the parking lot at this location to hold more vehicles and expand the business. He also stated that leasing the parking lot was a small step toward raising capital to buy the land to expand the business.

Mr. Snow stated that he has had this discussion with the current owner.

Mr. Quintanilla stated that the use for vehicle sales is permitted outright in the commercial general district. However, the applicant wanted to use the adjacent lot for vehicle storage, which does require a special use permit. He also asked the applicant that if the Chens land sells, he is aware that he can no longer use the lot for vehicle storage. If the new owner would allow him to use the lot for vehicle storage, he would be required to start the process all over again.

Mr. Snow stated that he understood.

NO PETITIONERS PRESENT

FINDINGS OF FACT HAVE BEEN MET

Mr. Kutz made a motion to approve a Special Use Permit to allow off-site storage of vehicles in conjunction with a vehicle sales lot in CG (Commercial General) Zoning District for 4722 and 4732 N. Second Street with the following conditions:

1. The Special Use Permit expires with the change in property ownership of 4722 N. Second Street parcel 11-12-480-014.
2. The Special Use Permit shall be revoked with verified complaints from adjacent businesses or property owners.
3. The applicant shall install a new dumpster enclosure for the existing dumpster.
4. The Special Use Permit shall be renewed 1 year from the date of approval.
5. Two Bradford Pear trees shall be installed in the landscape bed for 4732 N. Second Street, parcel 11-12-480-012. The landscape bed shall be tended to and free from weeds, and trash at all

times. The applicant is responsible for the replacement and maintenance of all landscape plants and materials.

6. Only 16 vehicles shall be permitted on parcel 4722 N. Second Street. The 24 feet of vehicle circulation shall be remain clear of vehicles available for sale at all times. Vehicles may only be allowed to be parked on the northern property line for this petition. 47.32 N. Second Street shall only be permitted 25 vehicles for sale, observing 24 feet of vehicle circulation around the building and in parking areas.
7. The parking lot at 4732 N. Second shall be resurfaced and striped. The lot to the south, 4722 N. Second Street, shall be resurfaced and striped, but only the area where the 16 vehicles will be stored.

Mr. Carlson second the motion. Motion carried by vote 5-0.

Mrs. Nelson stated that this was the first meeting for the applicants petition, and that the second step in the process will be with an aldermanic committee on May 6, 2024 at 4:30 pm, in Council Chambers.

6. Public Participation and Comment

None

7. General Discussion

Introduction of new board member, Jennifer Hall

Mr. Carlson moved that the meeting be adjourned. Second by Mr. Kutz. Motion carried by vote. The meeting adjourned at 5:50 PM.

Secretary, Andrew Quintanilla



ZONING BOARD OF APPEALS

Community Development Department

Date: May 16, 2024

SUBJECT: A Variance from a maximum allowable height of 4 feet in the front yard building setback to a requested 6-foot-high fence in the front yard building setback on Stuyvesant Drive in the R1 (Single Family Residential) Zoning District.

LOCATION: 12138 Columbus Circle

ZONING DISTRICT:
North R1 (Single Family Residential)
South R1 (Single Family Residential)
East R1 (Single Family Residential)
West R1 (Single Family Residential)

Property Information:

R1 Requirements:

Setbacks:

Required: Front yard building setback on Stuyvesant Drive: 30 feet
Side yard building setback 6 feet
Rear yard building setback 30 feet

Provided: Front yard building setback on Stuyvesant Drive: 30 feet
Side yard building setback 6 feet
Rear yard building setback 30 feet

Fence:

Required: On the inside of the required front yard building setback, a fence can be up to 6 feet in height. In the front yard building setback a fence can only be 4 feet.

Provided: The property owner has an existing 6 foot high fence, up against the home, with the remaining fence lowered coming into the front yard building setback at 4 feet.

Findings:

- 1 Strict or literal interpretation of the regulation would result in practical difficulty or unnecessary hardship. The home does have two front yards, which prevents the owner from utilizing the property like many other homeowners in the area are using their properties.
- 2 There are conditions applicable to the property that are unlike other homes in the zoning district. The Stuyvesant frontage has a grade change that descends roughly

3 feet towards the street. A six foot panel is reduced to roughly a 4 foot panel which reduces the fences effectiveness. The need for the fence to be taller than four feet is to accommodate the applicants son. The applicant needs a fence high enough to act as a barrier to prevent her son from leaving the property.

3 Strict or literal interpretation would deprive the applicant of privileges enjoyed by by other property owners. The property is strattled with two frontages and a slope on the Stuyvesant frontage that prevents the owner from having a true 4 foot fence. The fence, when installed, had to step down to follow the grade.

4 Granting the variation will not constitute special privilege inconsistent with meriting a variation. There are homes in the vicinity that have requested the same or similar fence variances in recent years.

RECOMMENDATION: **Approval** - A Variance from a maximum allowable height of 4 feet in the front yard building setback to a requested 6-foot-high fence in the front yard building setback on Stuyvesant Drive in the R1 (Single Family Residential) Zoning District.

Condition: No fence panel shall be taller than 6 feet in the front yard building setback on Stuyvesant Drive and nothing additional may be added to the fence for increased height.

APPROVAL / DENIAL / TABLED

ATTACHMENTS: See attachments

**ZONING BOARD
RECOMMENDATIONS:**

Vote: _____

CONDITIONS:

**AUDIENCE
COMMENTS:**



PROPERTY ADDRESS: 12138 COLUMBUS CIRCLE
ZONING DISTRICT: R1 (SINGLE FAMILY)
APPLICANT: HYBE SAIPI
12138 COLUMBUS CIRCLE
LOVES PARK, ILLINOIS 61111
PROPERTY OWNER: HYBE SAIPI
12138 COLUMBUS CIRCLE
LOVES PARK, ILLINOIS 61111

Google Maps 12138 Columbus Cir

Loves Park, Illinois
Google Street View
Oct 2023 See more dates



Image capture: Oct 2023 © 2024 Google





7875 Forest Hills Road • Loves Park, IL 61111
 office 815.636.2095 • fax 815.636.8495

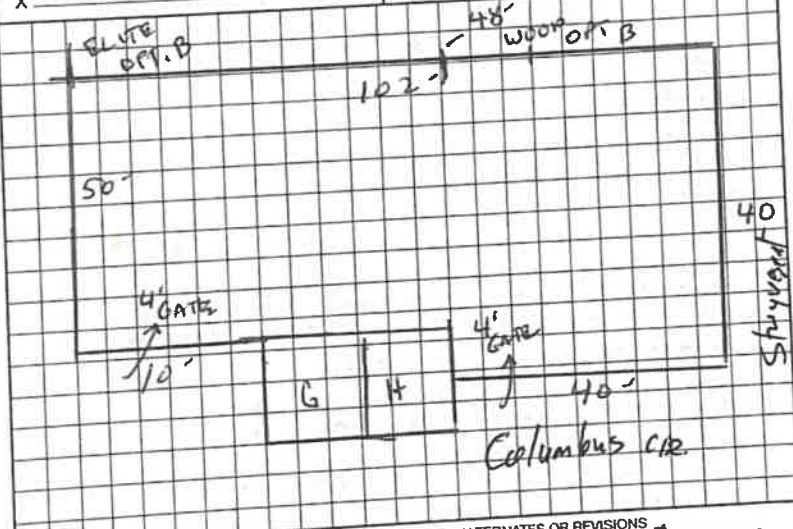
FENCE PROPOSAL

PROPOSAL DATE: 4-9-24 PHONE: 773-615-7256 INSTALLED SET POSTS ONLY
 ORDER DATE: _____ EMAIL: _____ MATERIALS ONLY PERMIT
 NAME: ILIR-4432 SAIP1 JOB SITE: _____
 ADDRESS: 12138 COLUMBUS DR. CONTACT: _____
 CITY/STATE/ZIP: LOVES PARK, IL 61111

NOTES: PRICE GOOD FOR 30 DAYS
TAXES/FEES INCLUDED
STEEL POSTS DRIVEN 4' INTO
GROUND
WORKMANSHIP GUARANTEED
1-2 DAYS TO INSTALL

PROPERTY LINES
 CUSTOMER ACKNOWLEDGES THAT ROCK VALLEY FENCE IS NOT A LEGAL SURVEYOR AND TAKES NO RESPONSIBILITY OF FENCE LOCATION.
 X _____

LATE FEES
 IF BALANCE IS NOT PAID IN FULL WITHIN ONE CALENDAR DAY OF COMPLETION, A SERVICE FEE OF \$25/MONTH WILL BE APPLIED IN ADDITION TO A 1.5%/MONTH (OF BALANCE) INTEREST CHARGE, UNLESS OTHERWISE STIPULATED.



ALTERNATES OR REVISIONS	
TYPE <u>6' REXWOOD PRIVACY</u>	* 5490. ⁰⁰
FOOTAGE <u>242</u>	850. ⁰⁰ RE
TERMINALS _____	(= 6340. ⁰⁰)
GATES <u>2</u>	* 16,180. ⁰⁰
FENCE REMOVAL <u>CUT POSTS BELOW GRADE</u>	1250. ⁰⁰
HAVE ALL WASTE _____	(= 17,430. ⁰⁰)
TOTAL COST	* 11,740. ⁰⁰
50% DOWN PAYMENT	1200. ⁰⁰
	(= 12,940)

TOTAL COST \$ 11,930.⁰⁰
 50% DOWN PAYMENT _____
 BALANCE DUE UPON COMPLETION _____
(3% processing fee added for all Credit and/or Debit cards.)

Bengston Enterprises Inc. dba Rock Valley Fence
 ACCEPTED BY _____
 SUBJECT TO APPROVAL OF THE COMPANY
 THIS OFFER IS MADE SUBJECT TO THE ADDITIONAL TERMS AND PROVISIONS ON THE REVERSE SIDE

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.

12138 Columbus Circle

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: 12138 Columbus Circle

Chairman
Catherine Nelson

Signature

Date



ZONING BOARD OF APPEALS

Community Development Department

Date: May 16, 2024

SUBJECT: A Variance from a required 15 foot front yard building setback to a requested 10 foot front yard building setback on Renrose Avenue for a covered porch in the R1 (Single Family Residential) Zoning District.

LOCATION: 1312 Renrose Avenue

ZONING DISTRICT:

North	R1 (Single Family Residential)
South	R1 (Single Family Residential)
East	R1 (Single Family Residential)
West	R1 (Single Family Residential)

Property Information:

R1 Requirements:

Setbacks:

Required:

Front yard building setback	25 feet, 15 feet
Side yard building setback	6 feet
Rear yard building setback	30 feet

Provided:

Front yard building setback	25 feet, 15 feet
Side yard building setback	6 feet
Rear yard building setback	Greater than 30 feet

Findings:

- 1 Strict or literal interpretation of the regulation would result in practical difficulty or unnecessary hardship. The homeowner has a reverse corner lot. He is strattled with two front yards, being John Street and Renrose Avenue. Living on a reverse corner lot can make improvements difficult for the property owner.
- 2 There are conditions applicable to the property that are unlike other homes in the zoning district. A small percentage of homes in the area are on reverse corner lots which can impede homeowner improvements.
- 3 Strict or literal interpretation would deprive the applicant of privileges enjoyed by other property owners. A small number of homes have covered porches in this neighborhood. Unfortunately, the original homeowner built the home so close to the front yard setbacks, on both frontages, that it makes it difficult for the current homeowner to make improvements.

4

Granting the variation will not constitute special privilege inconsistent with meriting a variation. There are homes in the vicinity that have requested the same or similar variance requests for improvements in the building setbacks, whether it be for extending decks into the front yard building setbacks or extending rooflines into the front yard building setback to make improvements to the property.

RECOMMENDATION:

Approval - A Variance from a required 15 foot front yard building setback to a requested 10 foot front yard building setback on Renrose Avenue for a covered porch in the R1 (Single Family Residential) Zoning District.

APPROVAL / DENIAL / TABLED

ATTACHMENTS:

See attachments

ZONING BOARD

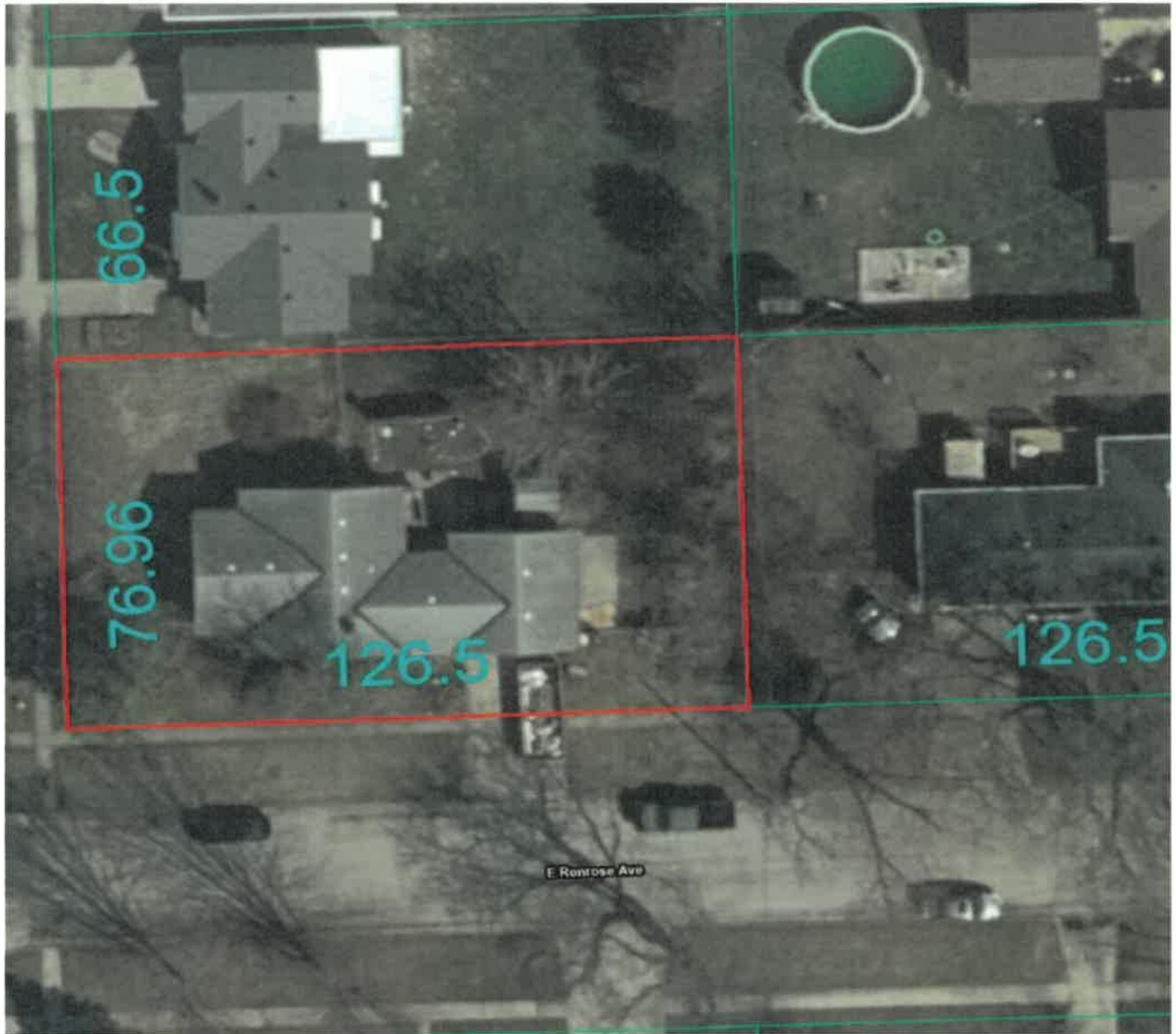
RECOMMENDATIONS:

Vote: _____

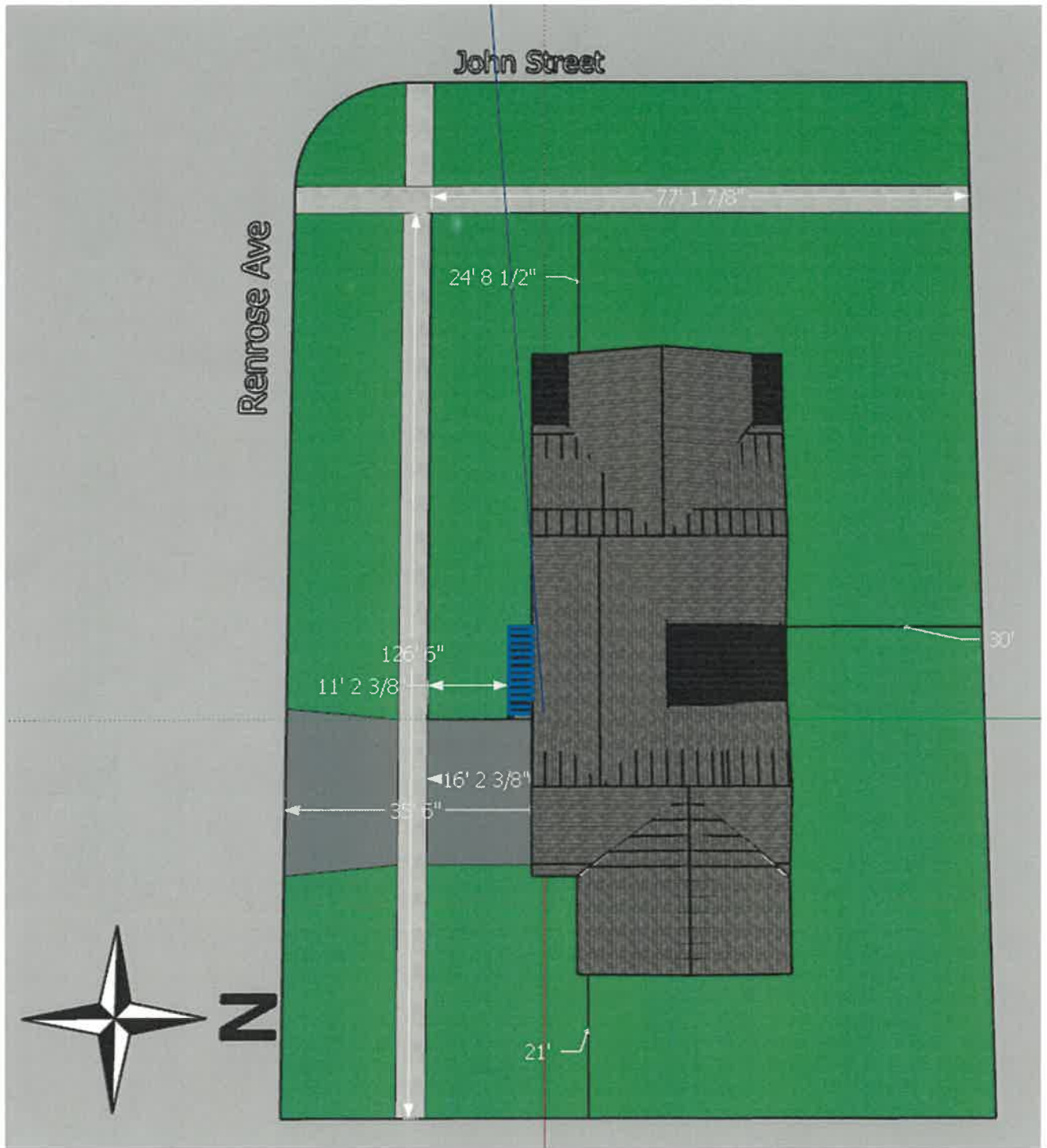
CONDITIONS:

AUDIENCE

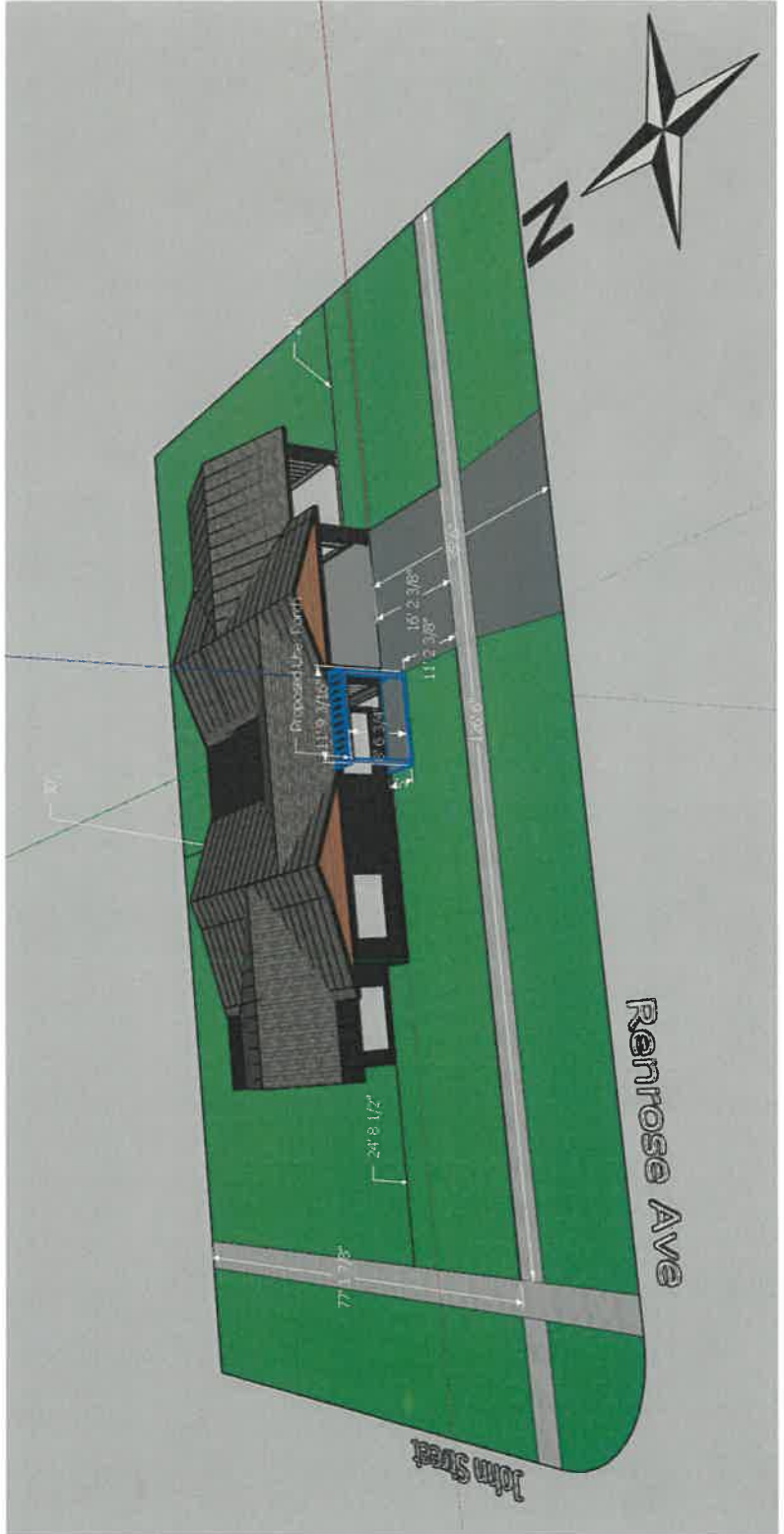
COMMENTS:

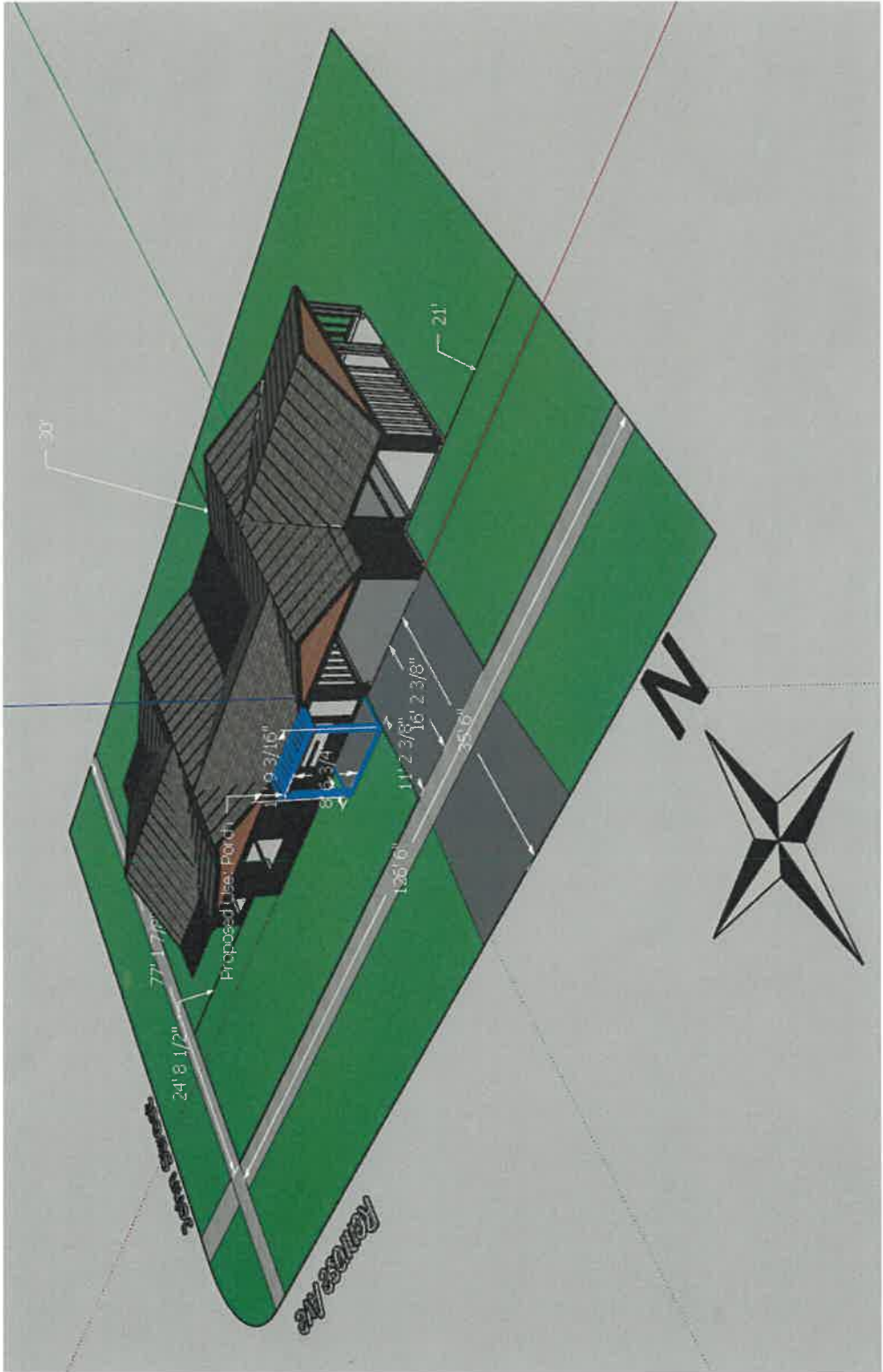


PROPERTY ADDRESS: 1312 RENROSE AVENUE
ZONING DISTRICT: R1 (SINGLE FAMILY RESIDENTIAL)
APPLICANT: NATHAN SCOTT FOWLER
1312 RENROSE AVENUE
LOVES PARK, ILLINOIS 61111
PROPERTY OWNER: NATHAN SCOTT FOWLER
1312 RENROSE AVENUE
LOVES PARK, ILLINOIS 61111

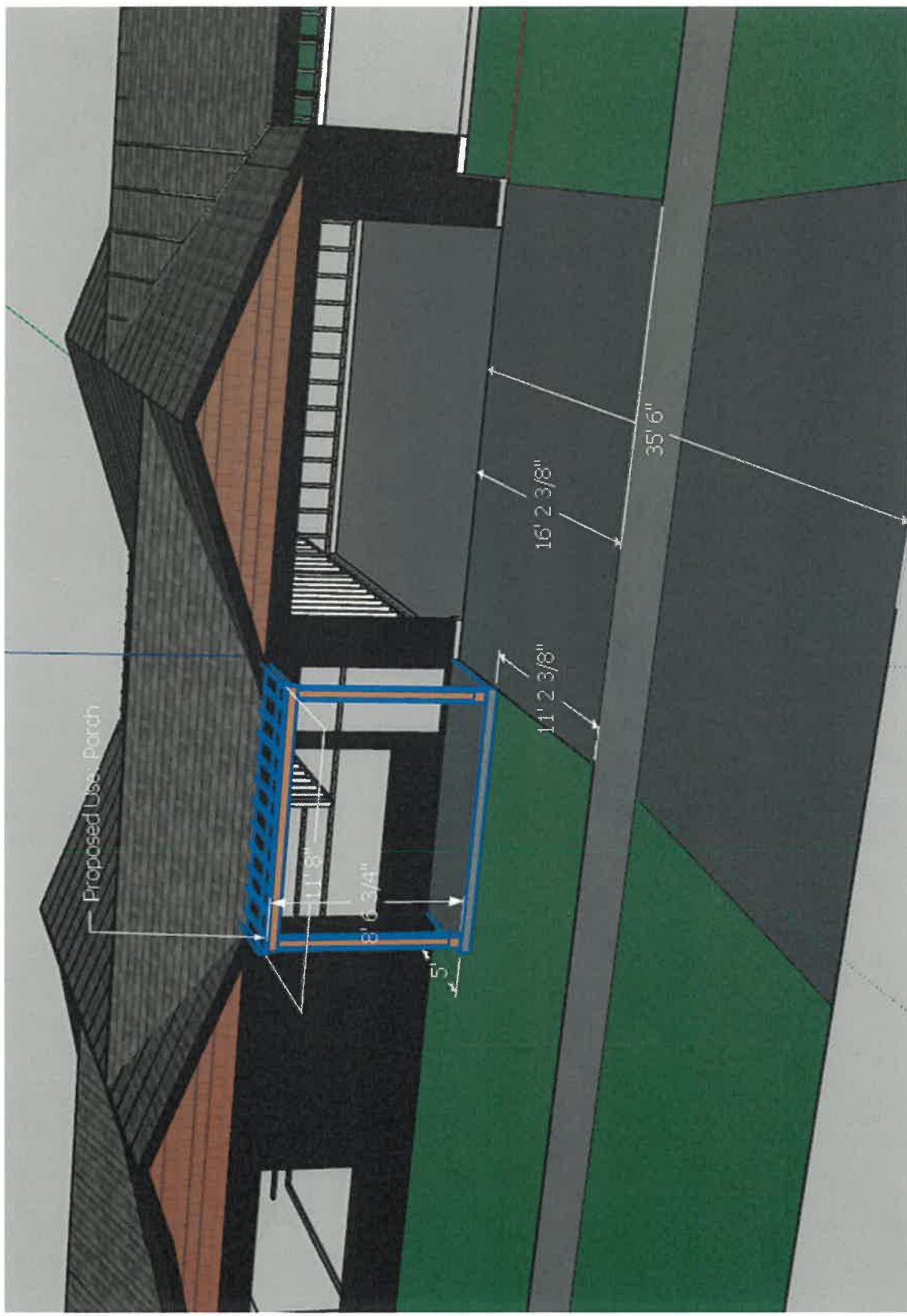


Fowler - site Plan A-D





Fowler - Site Plan C-D



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.

1312 Renrose Avenue

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: 1312 Renrose Avenue
15 ft to 10 building setback on Renrose Avenue

Chairman
Catherine Nelson

Signature

Date



ZONING BOARD OF APPEALS

Community Development Department

Date: May 16, 2024

SUBJECT: A Special Use Permit for a drive-thru window in IL_CR (Light Industrial_Commercial Retail) and the E. Riverside/I90 Overlay District.

LOCATION: 7310 E. Riverside Boulevard (12-02-177-006)

ZONING DISTRICT:

North	IL_CR (Light Industrial Commercial Retail)
South	C3 (Commercial) - Rockford
East	IL_CR (Light Industrial Commercial Retail)
West	IL_CR (Light Industrial Commercial Retail)

Property Information:

CR Requirements

Setbacks:

Required:

Front yard building setback:	1/2 ROW, minimum 30 feet, maximum 60 feet
Side yard building setback:	5 feet for structures under 25 feet, maximum 30 feet
Rear yard building setback:	20 feet

Provided:

Front yard building setback (Riverside Boulevard):	1/2 ROW, minimum 30 feet, maximum 60 feet
Front yard building setback (Joesten Drive):	30 feet
Front yard building setback (Hangar Road):	30 feet
Rear yard building setback:	30 feet

Off-street parking:

Required: The required parking for this development is 42 parking stalls, plus 5 stacking spaces for the drive-thru.

Provided: Meets the minimum requirements.

Dumpster enclosure:

Required: The petitioner is providing the required trash enclosure

Provided: The petition meets the requirement

Landscaping:

Required: The landscape requirement is an 8 foot deep landscape bed that spans all frontages.

Provided:

Meets the minimum requirements.

Findings:

1

The operation of the special use will not be detrimental or endanger the public health or general welfare of the public or businesses in the area. The use is for a drive-thru window, which there are many in this area. The drive-thru window will serve restaurant, which will have dine in capabilities too.

2

The special use will not be injurious to the use and enjoyment of other property in the vicinity. The area is growing, and many restaurants want the flexibility to provide food for their customers quickly. Non of the restaurants with a drive-thru in this area have not had any issues.

3

The area has development for food service uses. The normal orderly development for this area has been for fast food or restaurants. While the area does have light industrial use privileges, it is unlikely the area will develop in that manner at this point. The drive-thru and business will compliment existing uses already established for the area.

4, 5

Adequate utilities, access roads, and drainage will be provided. Any issues with the site development will be handled through the plan review process. The lot will have only one ingress/egress access point, however, there should not be any traffic congestion to any main arterial roadways. Access is off of the north part of the property, on Hangar Road, which will give you the opportunity to go directly to McFarland Road, Galleria Drive, and Joeston Drive.

RECOMMENDATION:

Approval - A Special Use Permit for a drive-thru window in IL_CR (Light Industrial Commercial Retail) and the E. Riverside/I90 Overlay District.

Conditions:

1. The Special Use Permit expires with the change in use.
2. The Special Use Permit shall be revoked with verified complaints from adjacent businesses or property owners.
3. The dumpster enclosure shall meet the requirements of section 102-132 (g).
4. Irrigation for all landscape areas shall be required.

APPROVAL / DENIAL / TABLED

ATTACHMENTS:

See attachments

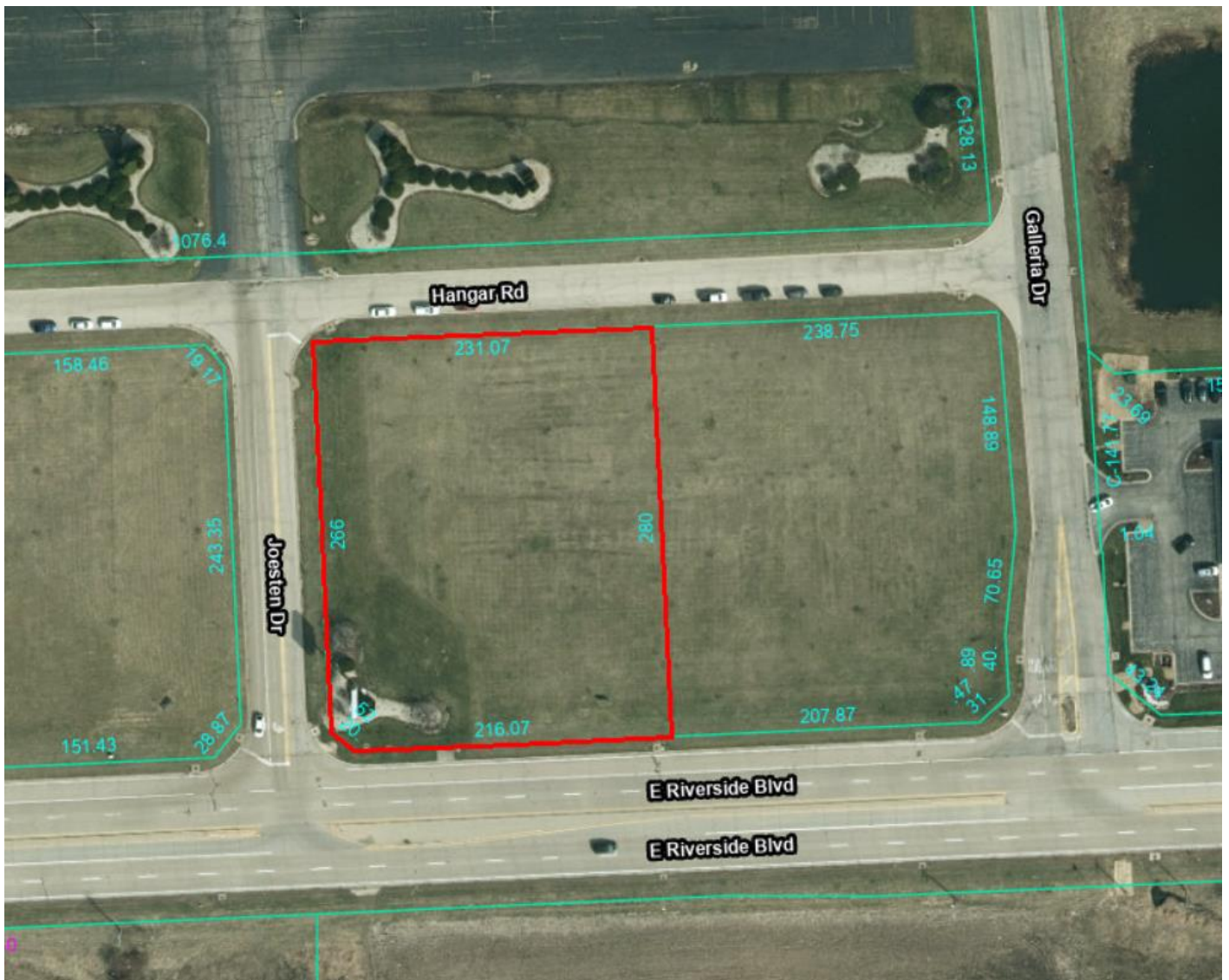
ZONING BOARD

RECOMMENDATIONS:

Vote: _____

CONDITIONS:

**AUDIENCE
COMMENTS:**

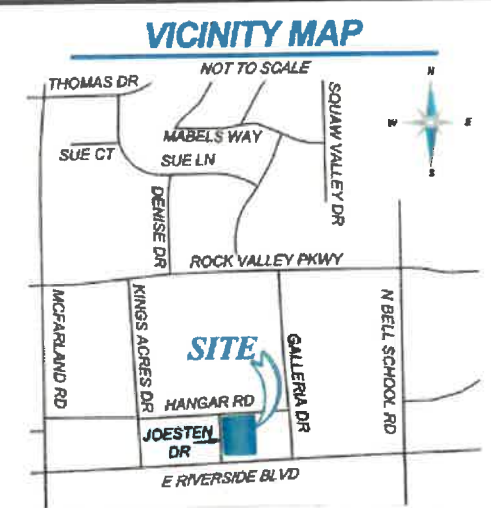
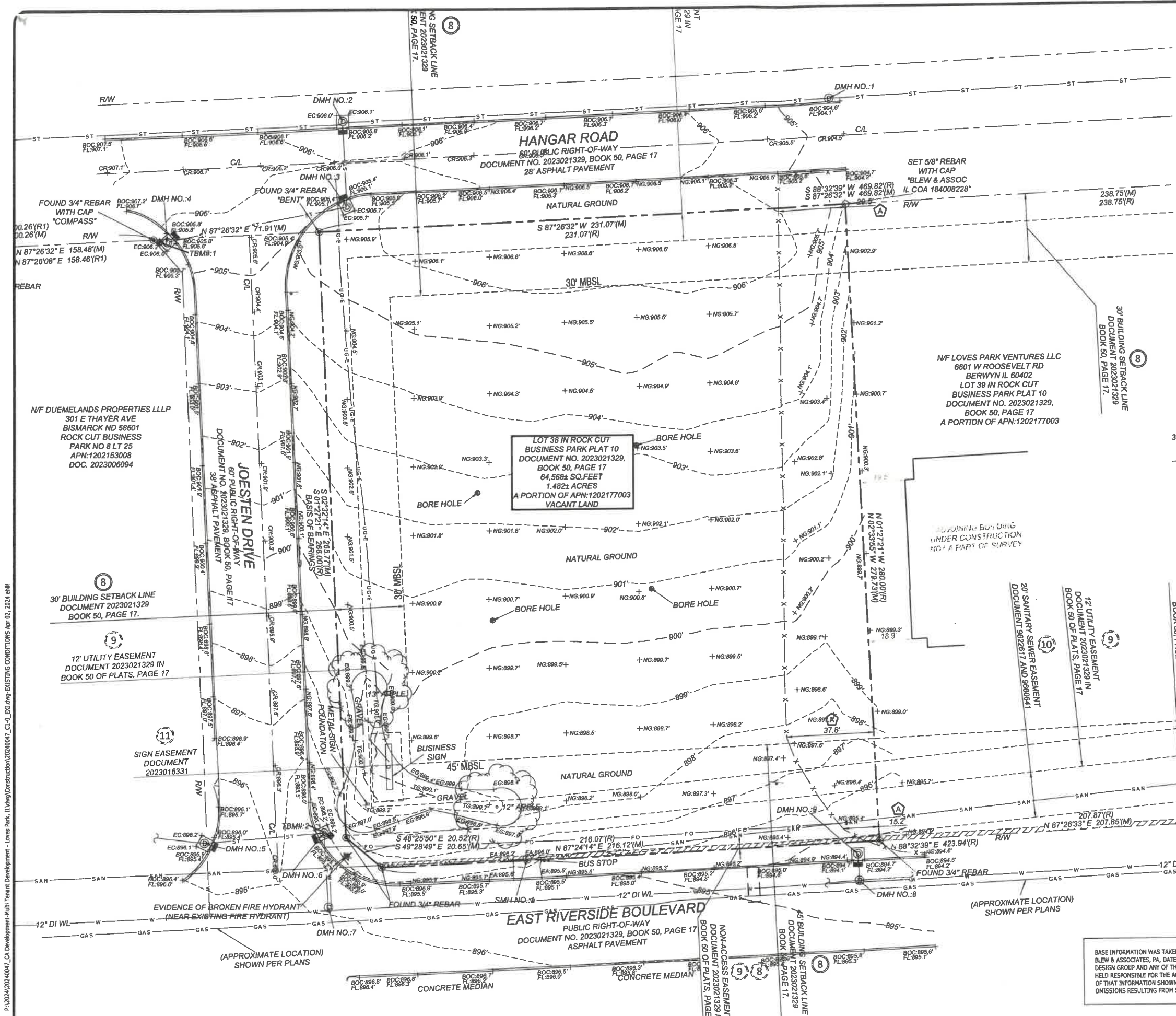


PROPERTY ADDRESS: 7310 E. RIVERSIDE BOULEVARD
PARCEL (12-02-177-006)
ZONING DISTRICT: IL_CR (LIGHT INDUSTRIAL COMMERCIAL RETAIL)
APPLICANT: CA COMMERCIAL DEVELOPMENT
3805 EDWARDS RD, STE 390
CINCINNATI, OH 45209
PROPERTY OWNER: LOVES PARK RETAIL, LLC
418 CLINTON PLACE
RIVER FOREST, ILLINOIS 60305



PANERA BREAD | LOVES PARK, IL



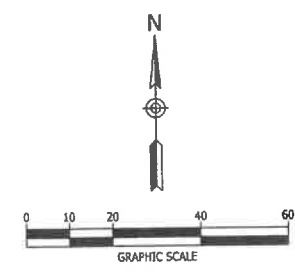


INVERT INFORMATION

SMH NO.1 RIM ELEVATION: 896.18' INVERT E (6" DIP): 887.6' INVERT W (6" DIP): 887.8'	DMH NO.1 RIM ELEVATION: 904.97' INVERT E (18" RCP): 900.1' INVERT W (18" RCP): 900.1'
	DMH NO.2 RIM ELEVATION: 906.06' INVERT E (18" RCP): 901.6' INVERT S (12" RCP): 901.8' INVERT W (15" RCP): 901.6'
	DMH NO.3 RIM ELEVATION: 905.70' INVERT N (12" PVC): 902.2' INVERT SW (12" RCP): 902.2'
	DMH NO.4 RIM ELEVATION: 906.31' INVERT NE (12" RCP): 902.6'
	DMH NO.5 RIM ELEVATION: 896.25' INVERT E (12" RCP): 892.6' INVERT W (12" RCP): 893.2'
	DMH NO.6 RIM ELEVATION: 896.05' INVERT S (12" RCP): 892.4' INVERT W (12" RCP): 892.4'
	DMH NO.7 RIM ELEVATION: 895.99' NO ACCESS
	DMH NO.8 RIM ELEVATION: 894.63' INVERT N (12" RCP): 891.7' INVERT E (30" RCP): 890.6' INVERT W (30" RCP): 890.7'
	DMH NO.9 RIM ELEVATION: 894.82' INVERT S (12" RCP): 892.1'

TEMPORARY BENCHMARK INFORMATION

<p>BMK:1 FOUND CHISELED "X" NORTHING: 2061334.29 EASTING: 2518792.79 ELEVATION: 906.28'</p>	<p>BMK:2 FOUND CHISELED "X" NORTHING: 2061073.65 EASTING: 2618858.89 ELEVATION: 896.19'</p>
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BASE INFORMATION WAS TAKEN FROM A SURVEY PREPARED BY BLEW & ASSOCIATES, P.A. DATED 03/11/2024. CATALYST DESIGN GROUP AND ANY OF THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.



CA COMMERCIAL DEVELOPMENT
3805 EDWARDS RD.,
ROCKWOOD TOWER, STE 330
CINCINNATI, OHIO 45229
513-453-1231

ERORB & ZBA SUBMITTAL

PANERA AND MULTI-TENANT
7310 EAST RIVERSIDE BOULEVARD
LOVES PARK, IL, 61111
WINNEBAGO COUNTY

NO.	DATE	DESCRIPTION

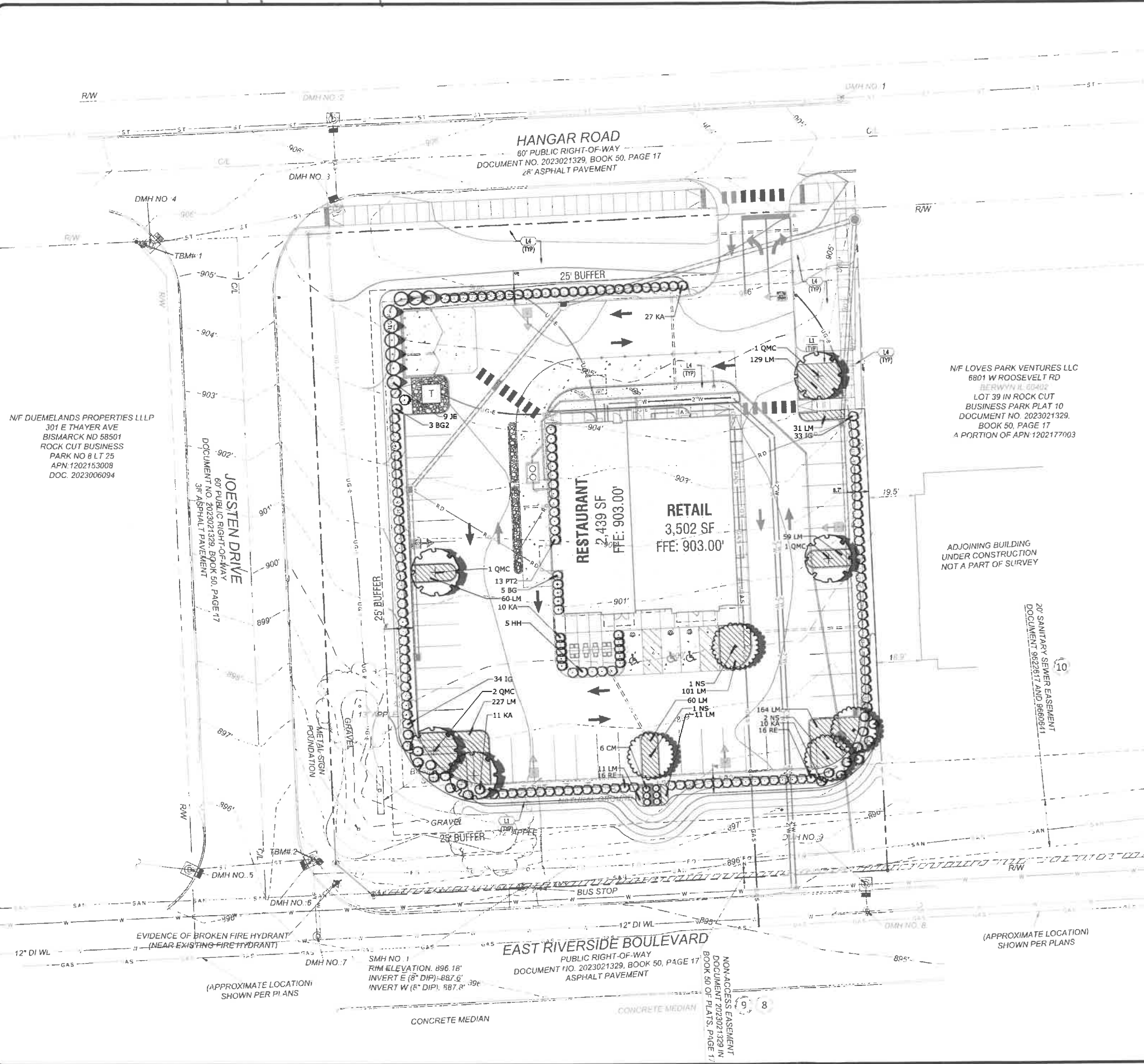
DRAWING TITLE
EXISTING CONDITIONS

PROJECT NUMBER
20240047
DRAWING NUMBER

C1.0

P:\2024\20240047_CA Development-Hub Tenant Development - Loves Park, IL\DWG\Construction\20240047_C1-0_EXI.dwg EXISTING CONDITIONS Apr 02, 2024 ehhll

5/2/2024 UPDATED



LANDSCAPE KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
L1	PLANTING BED LIMITS	
L2	IRRIGATION LIMITS	
L3	AREA TO BE SEEDED	
L4	AREA TO BE SODDED	
L5	AREA TO BE 4"-6" RIVER ROCK	

LANDSCAPE NOTES:

- ALL TREES SHALL BE STAKED WITH POLES OF MIN 1.5" DIA. AT THE TIME OF PLANTING.
- PROPERTY OWNER OR DESIGNATED AGENT SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPE MATERIALS. ALL LANDSCAPE BED AREAS SHALL BE TENDED, MAINTAINED IN A HEALTHY GROWING CONDITION, FREE FROM REFUSE, WEEDS AND DEBRIS.

PLANT SCHEDULE

CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	SPREAD
EVERGREEN TREES						
JE	9	Juniperus virginiana/Glaucia / Eastern Red Cedar	88B	2"	8-10'	4-5'
SHADE TREES						
NS	4	Nyssa sylvatica/Wildfire / Wild Fire Black Gum	88B	2"	10-12'	6-7'
QMC	5	Quercus muhlenbergii / Chinkapin Oak	88B	2"	10-12'	4-5'
SHRUBS						
KA	58	Abelia x grandiflora 'Kaleidoscope' / Kaleidoscope Abelia	#3		15-18"	18-24"
BG	5	Buxus x 'Green Gem' / Green Gem Boxwood	#3		18-21"	30-36"
BG2	3	Buxus x 'Green Velvet' / Green Velvet Boxwood	#3		15-21"	30-36"
CM	6	Chamaecyparis pumila 'Mopse' / Mopse Sawara Cypress	#3		18-21"	18-24"
HH	5	Hypericum x 'Hidcote' / Hidcote St. John's Wort	#3		24-30"	24-30"
IG	67	Ilex glabra 'Shamrock' / Inkberry	#3		24-30"	24-30"
PTZ	13	Physocarpus opulifolius 'SHROTT' TM / Thy Wine Ninebark	#3		30-36"	18-24"
RE	32	Rhododendron PJM 'Elite' / PJM Rhododendron	#3		24-30"	30-36"
GROUND COVERS						
LM	853	Liriope muscari 'Big Blue' / Lilyturf	#1			18" o.c.

N/F DUEMELANDS PROPERTIES LLLP
301 E THAYER AVE
BISMARCK ND 58501
ROCK CUT BUSINESS
PARK NO 8 LT 25
APN: 1202153008
DOC. 2023006094

JOESTEN DRIVE
60' PUBLIC RIGHT-OF-WAY
DOCUMENT NO. 2023021329, BOOK 50, PAGE 17
3R' ASPHALT PAVEMENT

HANGAR ROAD
60' PUBLIC RIGHT-OF-WAY
DOCUMENT NO. 2023021329, BOOK 50, PAGE 17
2R' ASPHALT PAVEMENT

N/F LOVES PARK VENTURES LLC
6801 W ROOSEVELT RD
BERWYN IL 60492
LOT 39 IN ROCK CUT
BUSINESS PARK PLAT 10
DOCUMENT NO. 2023021329,
BOOK 50, PAGE 17
A PORTION OF APN: 1202177003

ADJOINING BUILDING
UNDER CONSTRUCTION
NOT A PART OF SURVEY

20' SANITARY SEWER EASEMENT
DOCUMENT 9622817 AND 9660811

EAST RIVERSIDE BOULEVARD
PUBLIC RIGHT-OF-WAY
DOCUMENT NO. 2023021329, BOOK 50, PAGE 17
ASPHALT PAVEMENT



CA COMMERCIAL
DEVELOPMENT
3805 EDWARDS RD.
ROCKWOOD TOWER, STE 390
CINCINNATI, OHIO 45209
513-852-1231

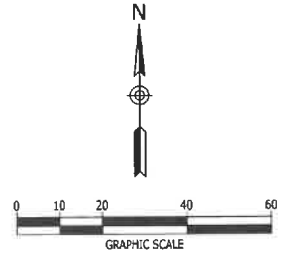
ERORB & ZBA SUBMITTAL
PANERA MULTI-TENANT DEVELOPMENT
7310 EAST RIVERSIDE BOULEVARD
LOVES PARK, IL, 61111
WINNEBAGO COUNTY

NO.	DATE	DESCRIPTION

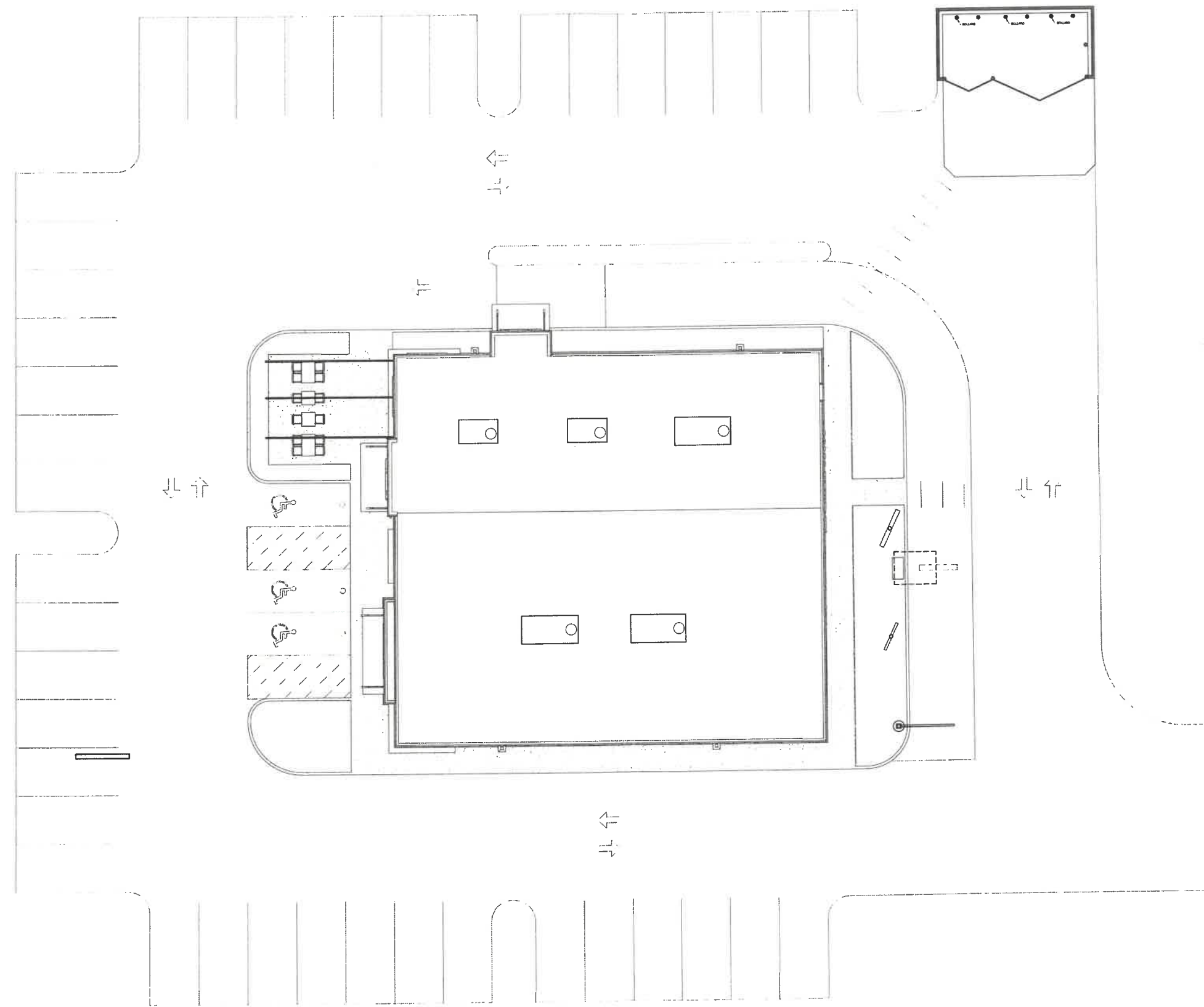
DRAWING TITLE
LANDSCAPE PLAN

PROJECT NUMBER
20240047
DRAWING NUMBER

L1.0



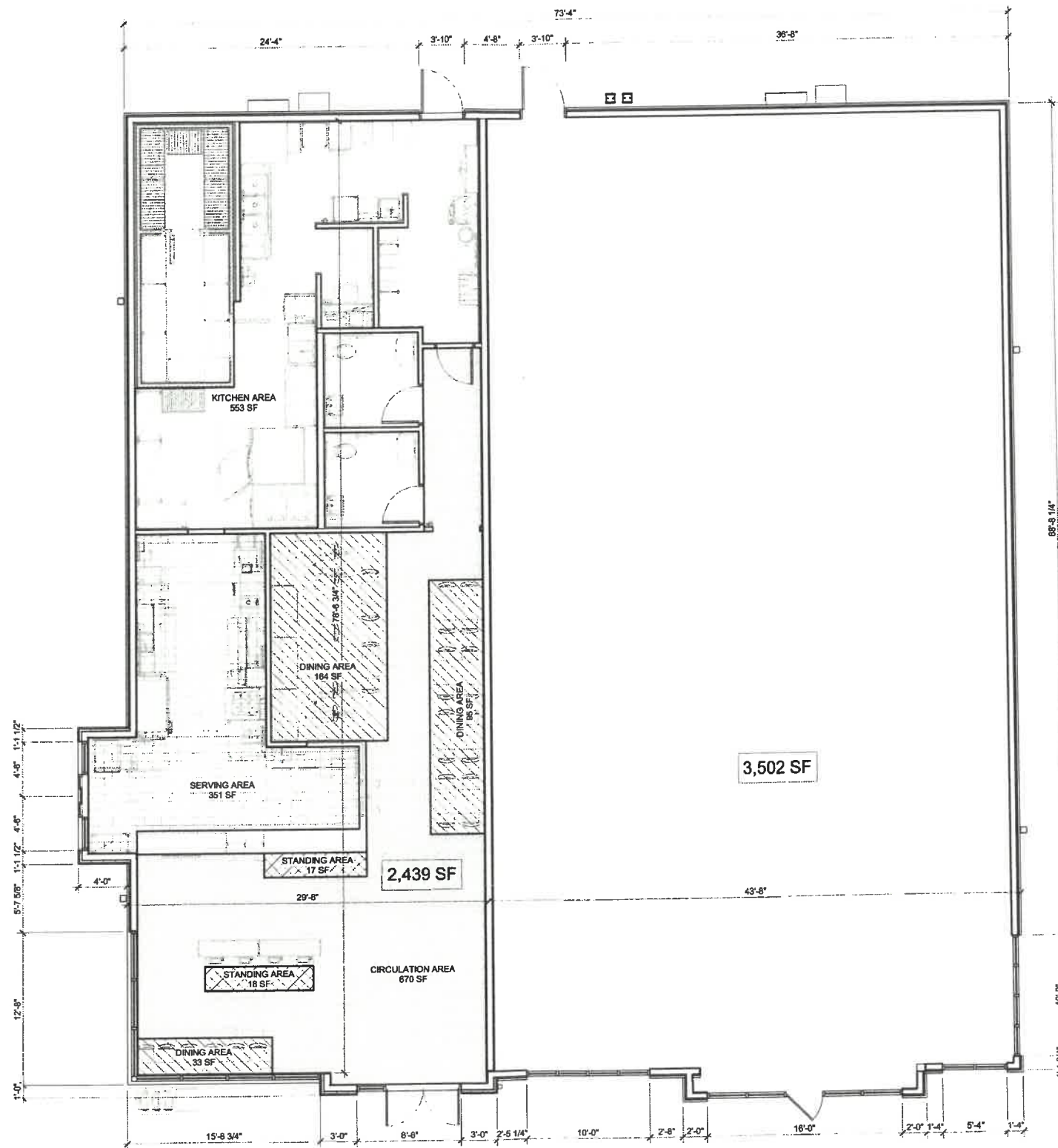
P:\2024\20240047_CA Development-Multi-Tenant Development - Loves Park, IL\04\Construction\20240047_L1-0_LAN.dwg - LANDSCAPE PLAN May 01, 2024 avianan



① SCHEMATIC SITE PLAN
1" = 10'-0"

PANERA BREAD | LOVES PARK, IL





① FLOOR PLAN
3/16" = 1'-0"



PANERA BREAD | LOVES PARK, IL

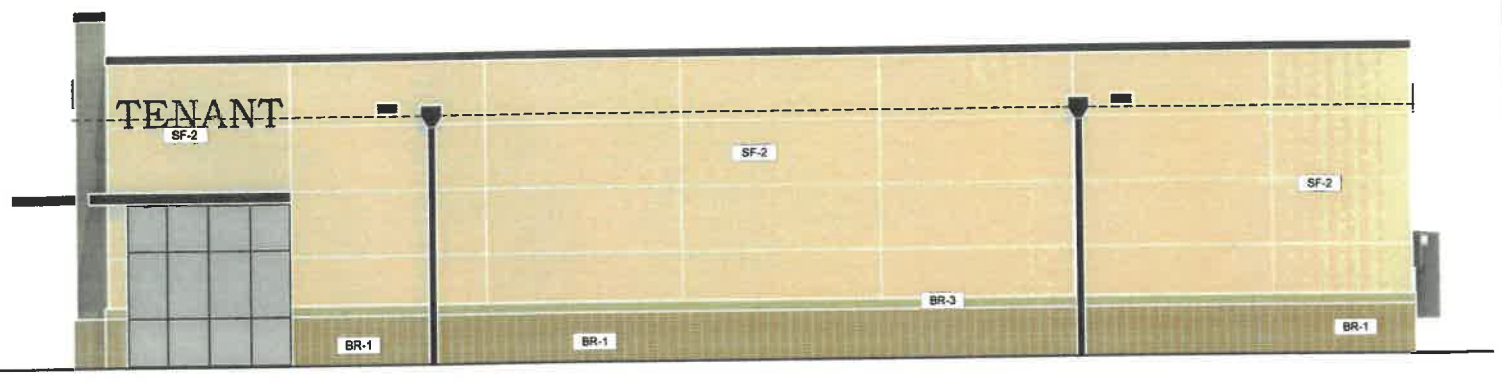




MATERIALS

BRICK	7.5%
CEMENTITIOUS PANEL	35.5%
METAL SIDING	25%
STOREFRONT	32%

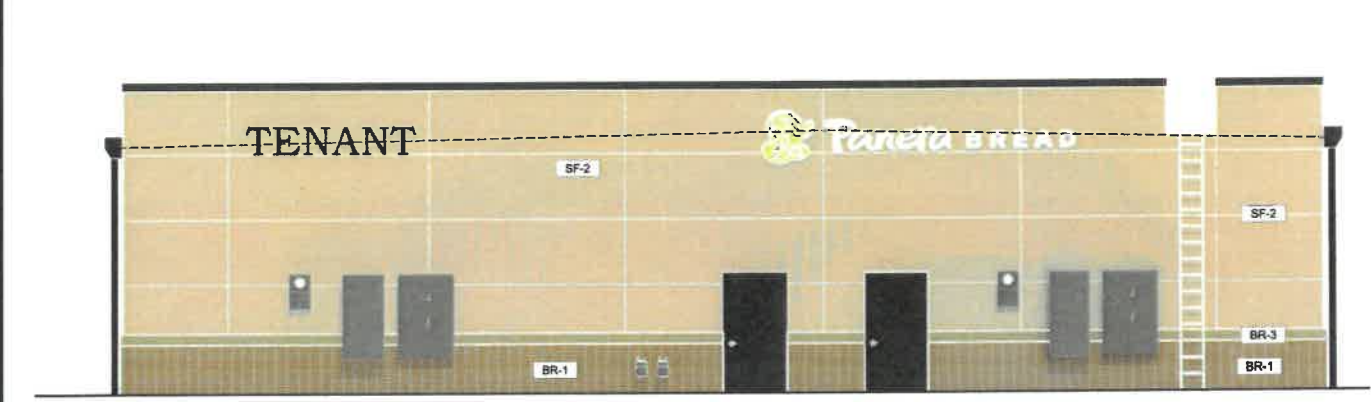
① Elevation 1 - a
3/16" = 1'-0"



MATERIALS

BRICK	18%
CEMENTITIOUS PANEL	74%
METAL SIDING	2%
STOREFRONT	6%

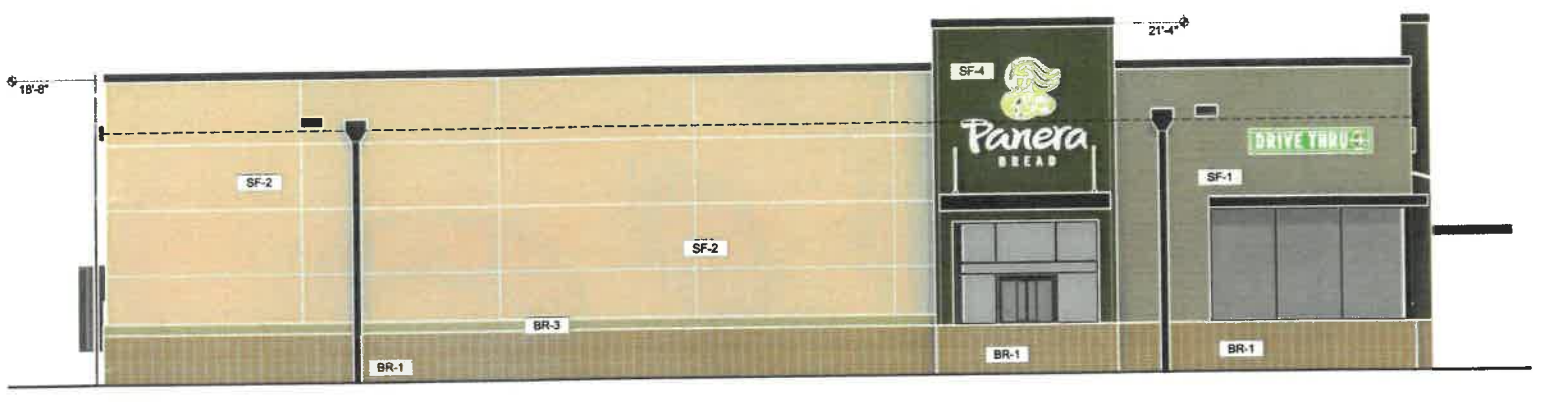
② Elevation 2 - a
3/16" = 1'-0"



MATERIALS

BRICK	18.5%
CEMENTITIOUS PANEL	81.5%

③ Elevation 3 - a
3/16" = 1'-0"



MATERIALS

BRICK	18%
CEMENTITIOUS PANEL	60%
METAL SIDING	13%
STOREFRONT	9%

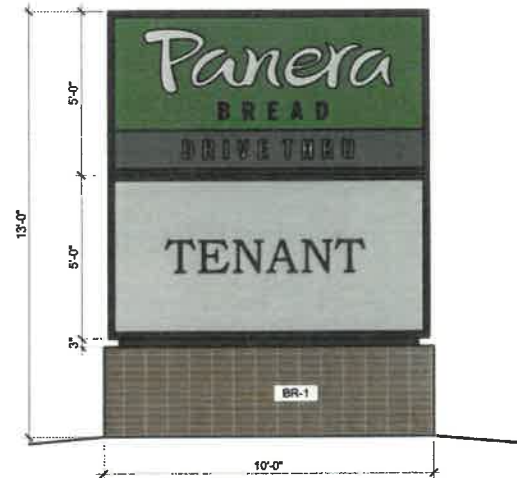
④ Elevation 4 - a
3/16" = 1'-0"

EXTERIOR FINISH SCHEDULE				
MARK	MATERIAL	MFG	COLOR	COMMENTS
AWN-1	PREFINISHED METAL CANOPY	AWNEX	DARK BRONZE	THIS PRODUCT COORDINATES WITH THE TABS SYSTEM. CREATIVE MATERIALS WILL BE COORDINATING. EXTERIOR: INSTALL BRICK USING LOW VOC HEAVY DUTY CONSTRUCTION ADHESIVE. GROUT: LATICRETE, MVS POINTING MORTAR 58 TERRACOTTA. DO NOT USE THE TABS SYSTEM IN THE INTERIOR PORTION ONLY.
BR-1	THIN BRICK VENEER (SOLDIER BOND)	MCNEAR BRICK & BLOCK	SANTIAGO CREATIVE MATERIALS BLEND	
BR-3	THIN BRICK VENEER (SOLDIER BOND)	ENDICOTT	GOLDEN BUFF	THIS PRODUCT COORDINATES WITH THE TABS SYSTEM. CREATIVE MATERIALS WILL BE COORDINATING. EXTERIOR: INSTALL BRICK USING LOW VOC HEAVY DUTY CONSTRUCTION ADHESIVE. GROUT: LATICRETE, MVS POINTING MORTAR 58 TERRACOTTA. DO NOT USE THE TABS SYSTEM IN THE INTERIOR PORTION ONLY.
MTL-1	PRE-FINISHED METAL 2-PIECE SNAP-ON COMPRESSION COPING	DUROLAST OR EQ	DARK BRONZE	
SF-1	METAL WOOD LOOK, SELF-MATING CLADDING SYSTEM	KNOTWOOD	WHITE ASH	
SF-2	FIBER CEMENT PANEL SIDING	JAMES HARDIE	MATCH DRYVIT - 105 - "SUEDE"	ARCHITECTURAL COLLECTION: MOUNDED SAND: 4'X10' PANEL
SF-4	FRP; PATTERN: CUSTOM PATTERN; SURFACE: HANDCRAFTED FLUTE; PAINT TYPE: GEL COAT	NICHHA	MATCH PMS 2307 C MATTE	GREEN TOWER CLADDING.
STF-1	ALUMINUM AND GLASS STOREFRONT FRAME	KAWNEER OR EQUAL	DARK BRONZE	

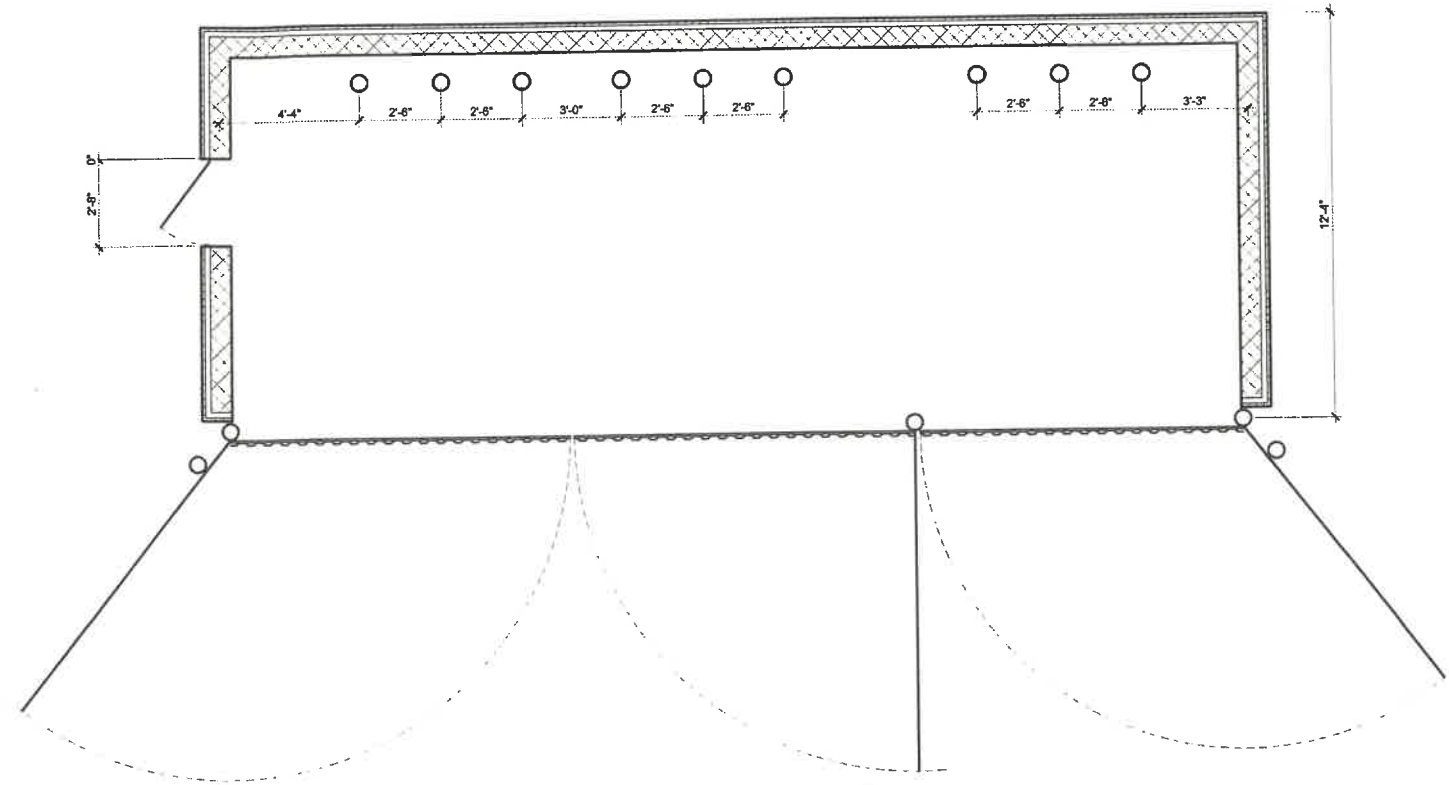


PANERA BREAD | LOVES PARK, IL

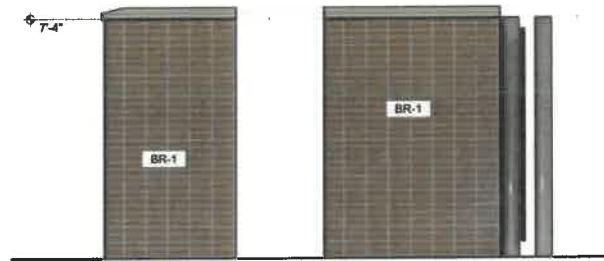




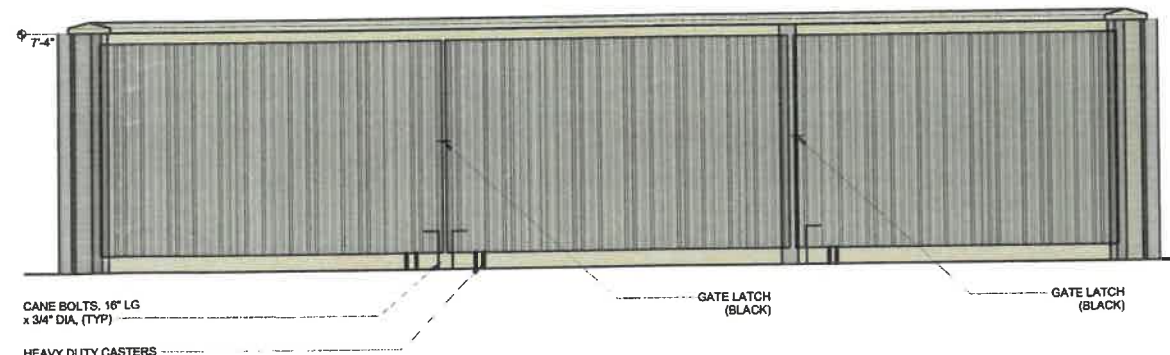
④ MONUMENT SIGN
3/8" = 1'-0"



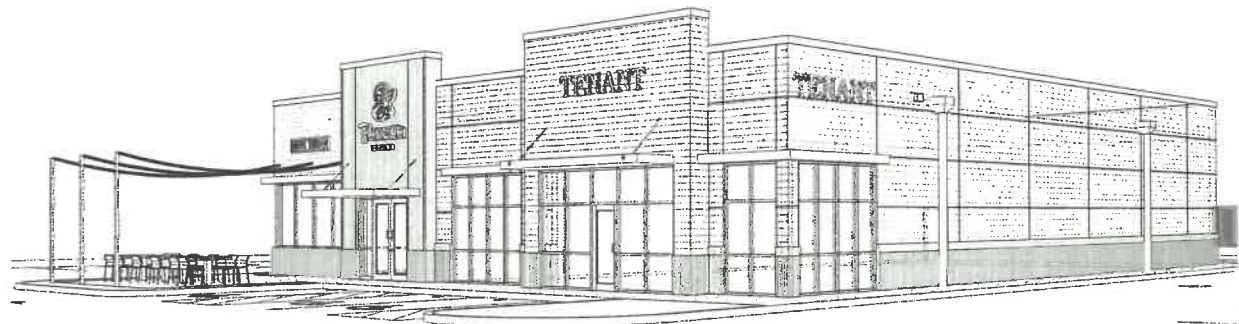
① TRASH ENCLOSURE - PLAN
3/8" = 1'-0"



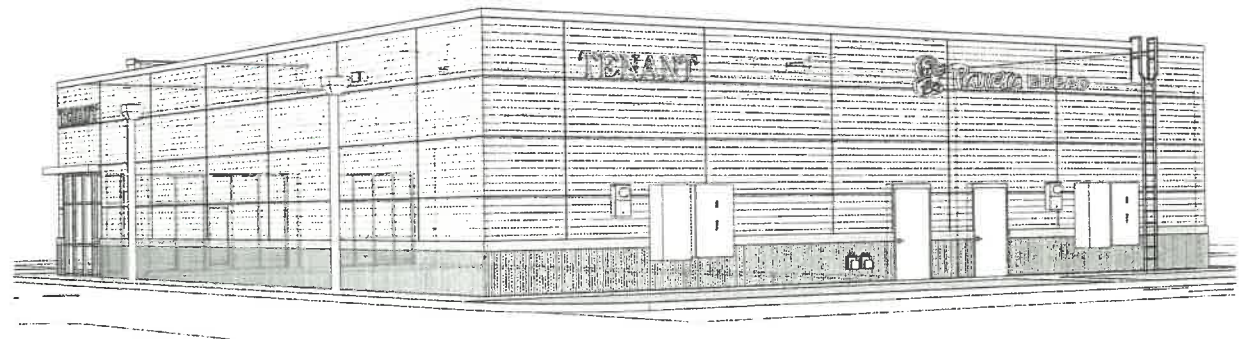
② TRASH ENCLOSURE - ELEVATION SIDE
3/8" = 1'-0"



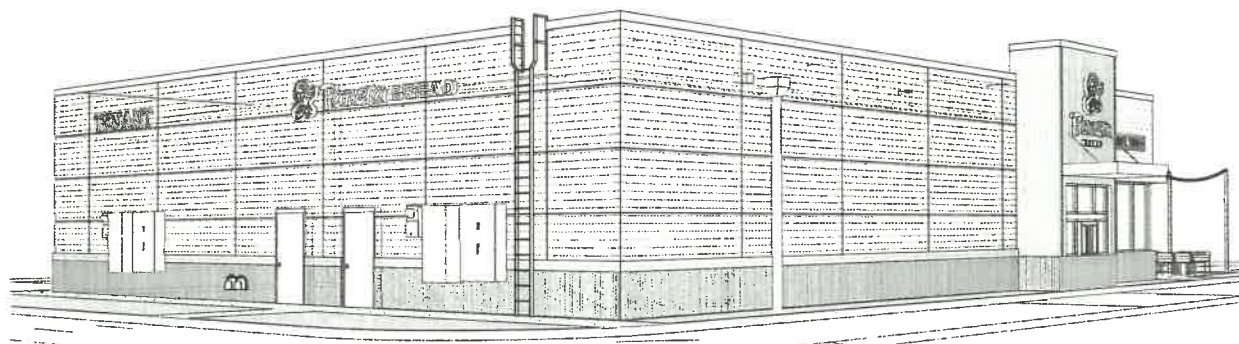
③ TRASH ENCLOSURE - ELEVATION FRONT
3/8" = 1'-0"



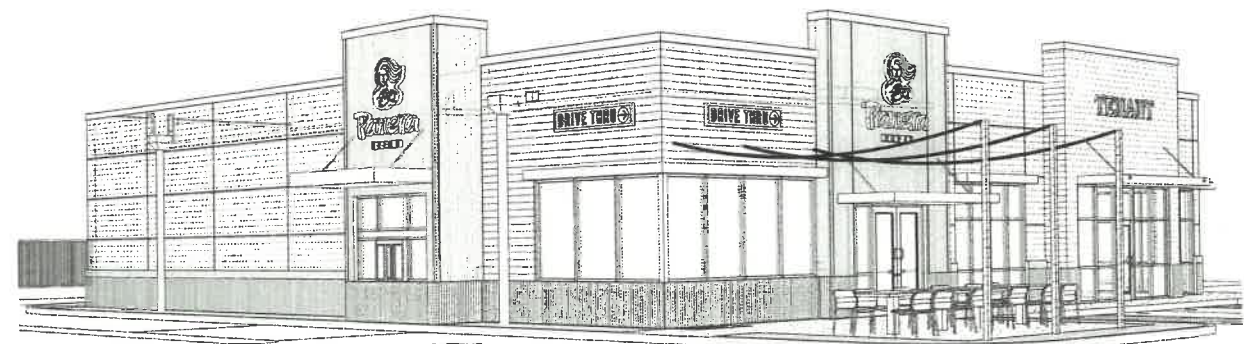
① 3D View 1



② 3D View 2



③ 3D View 3



④ 3D View 4

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.

7310 E. Riverside Boulevard (12-02-177-006)

- 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: 7310 E. Riverside Boulevard (12-02-177-006)
SUP for a drive-thru

Chairman
Catherine Nelson

Signature

Date



ZONING BOARD OF APPEALS

Community Development Department

Date: May 16, 2024

SUBJECT: A Variance to widen the driveway for auxiliary parking 3'6" to the east of the existing driveway, and 5'6" to the west of the existing driveway in the R1 (Single Family Residential) Zoning District.

LOCATION: 641 Sydney Avenue

ZONING DISTRICT:

North	R1 (Single Family Residential)
South	IL (Light Industrial)
East	R1 (Single Family Residential)
West	R1 (Single Family Residential)

Property Information:

R1 Requirements:

Setbacks:

Required:

Front yard building setback:	1/2 ROW, minimum 30 feet, maximum 60 feet
Side yard building setback:	6 feet
Rear yard building setback:	30 feet minimum
Driveway:	20 feet at the property line, or leads directly to garage.

Provided:

Front yard building setback:	25 feet
Side yard building setback:	7 feet, 6 feet
Rear yard building setback:	70 + feet
Driveway:	8 feet at the property line, which leads directly to the garage.

Driveway

Required: A driveway is a solid impervious surface used for direct access from a public street, alley, or thoroughfare, which connects to a garage, attached or detached, for private off-street parking.

Provided: The applicant is requesting to widen the existing driveway to provide additional space for auxiliary parking. The addition will not lead directly to an existing garage.

Findings:

1 Strict or literal enforcement of the regulation would result in practical or unnecessary hardship. Many of the residences in the area have widened their driveways similar to what the applicant is requesting. The request is no inconsistent with how other property owners have gained additional feet for auxiliary parking.

- 2 The lots on this stretch of the block are a minimum of 50 feet, which by today's lot sizes is irregular. This is an older part of the city where many of the homes do accommodate single family homes with single car garages. Many of the homes in the area do not meet the needs of family sizes today. Even if the homeowner wanted to extend the garage, he would not be able to meet setbacks or gain much additional space.
- 3 Strict enforcement of the regulation will not deprive the applicant of privileges enjoyed by others in the same area. The home can be used for the intended purpose. However, homeowners have combined pedestrian sidewalks leading to the home, on to their existing driveways, for the purpose of gaining more parking along with improving the areas for private walk ways
- 4 Granting of the variation will not be deemed special privilege because many of the homes on this block have already done this either legally or illegally. This would be consistent with what exists.

RECOMMENDATION: **Approval** - A Variance to widen the driveway for auxiliary parking 3'6" to the east of the existing driveway, and 5'6" to the west of the existing driveway in the R1 (Single Family Residential) Zoning District.

Condition: The driveway shall not extend directly out to the street. The auxiliary parking addition shall not extend any wider than the front door of the residence and taper down to meet the existing opening for the driveway. In no case shall the improvements be any wider than 17 feet indicated on the site plan. No pavers or blocks may be added for additional width.

APPROVAL / DENIAL / TABLED

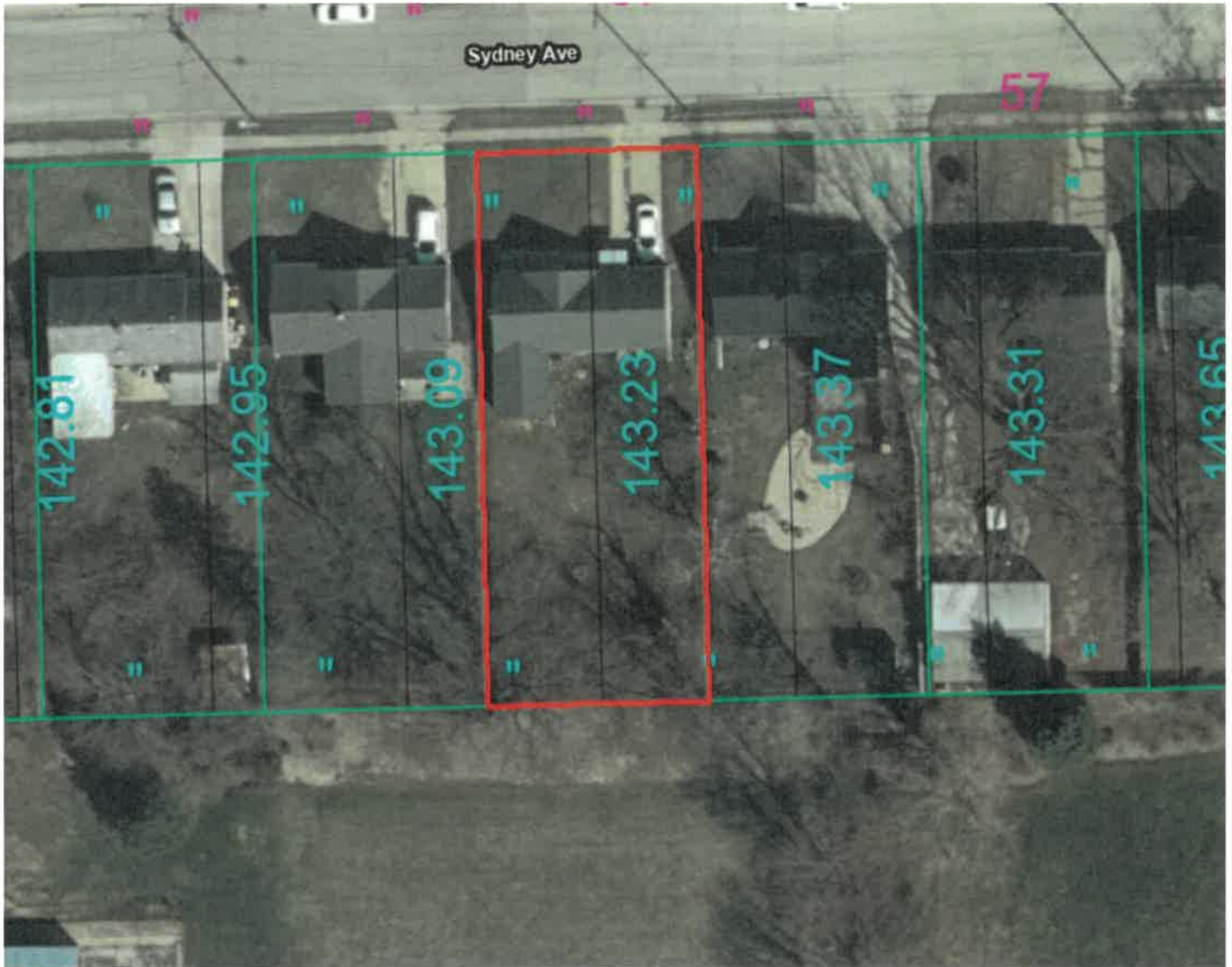
ATTACHMENTS: See attachments

**ZONING BOARD
RECOMMENDATIONS:**

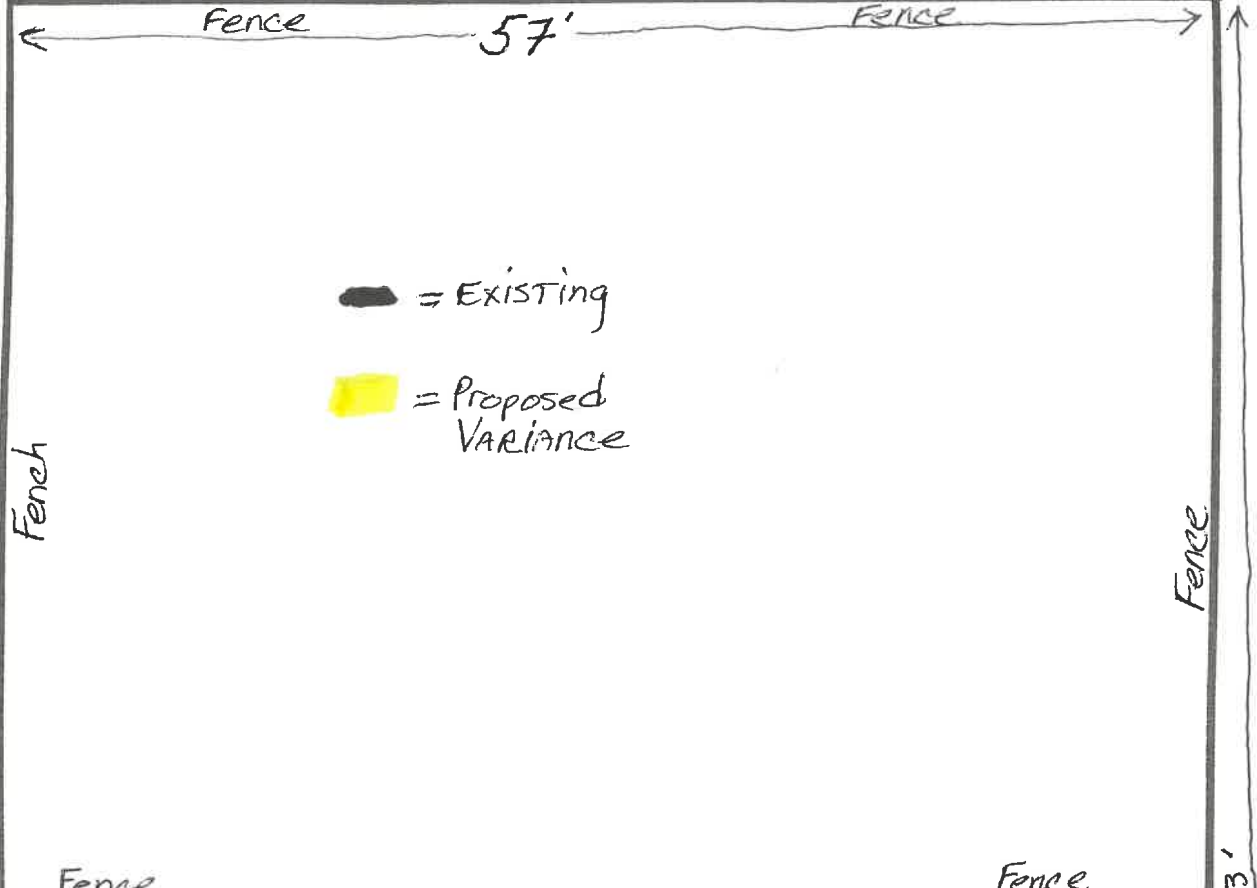
Vote: _____

CONDITIONS:

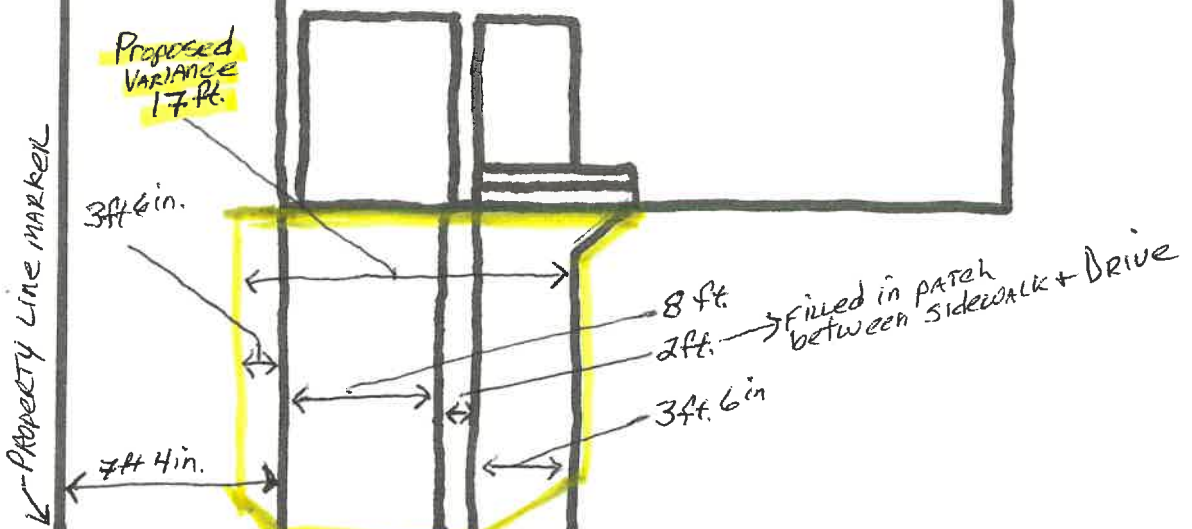
**AUDIENCE
COMMENTS:**



PROPERTY ADDRESS: 641 SYDNEY AVENUE
ZONING DISTRICT: R1 (SINGLE FAMILY RESIDENTIAL)
APPLICANT: TYLER ANDERSON
641 SYDNEY AVENUE
LOVES PARK, ILLINOIS 61111
PROPERTY OWNER: TYLER ANDERSON
641 SYDNEY AVENUE
LOVES PARK, ILLINOIS 61111



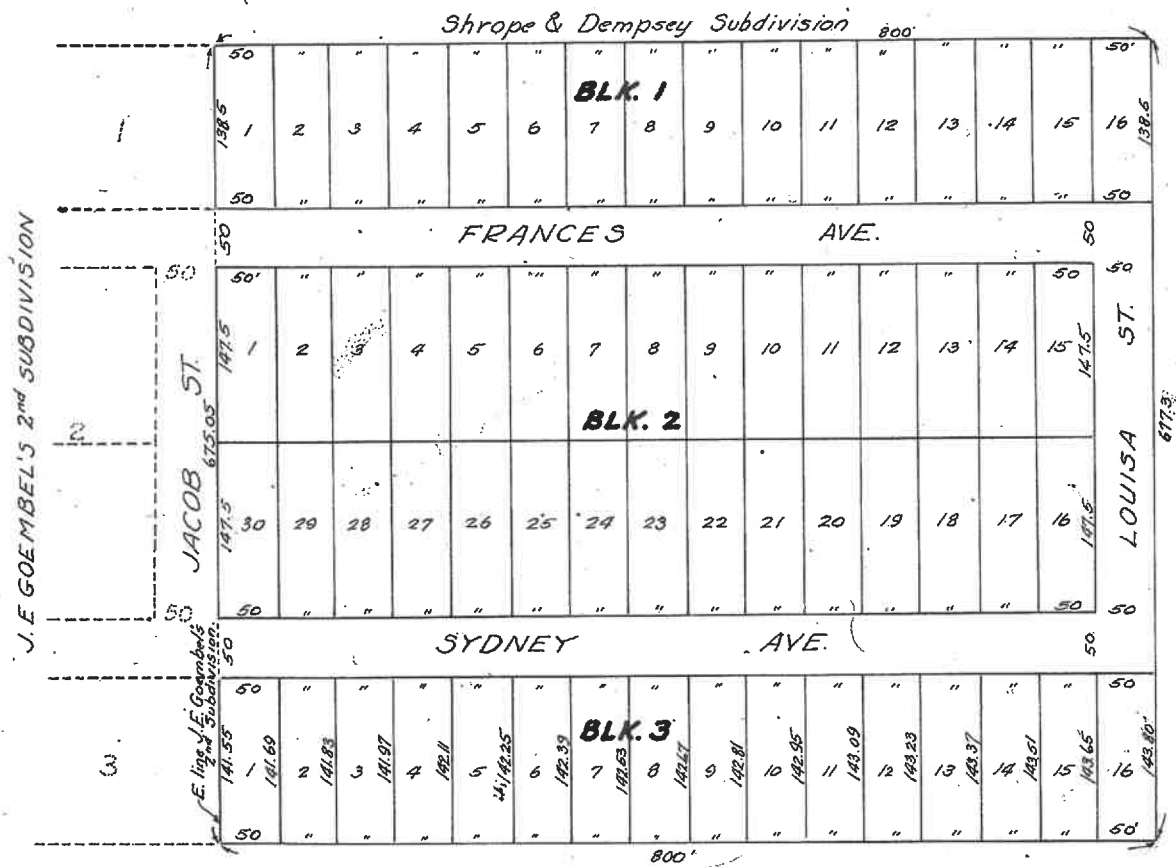
641 Sydney Avenue



STREET

STREET

J.E. GOEMBEL'S THIRD SUBDIVISION
 PART OF THE S. HALF OF THE N.W. QUARTER OF SECTION 7
 T.44 N., R.7E. OF THE THIRD PRINCIPAL MERIDIAN.
 Scale 1" = 100'



50 FT, 25 FT
ROW

Comp. J. H. M.

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.

641 Sydney Avenue

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: 641 Sydney Avenue
Auxiliary parking

Chairman
Catherine Nelson

Signature

Date