



AGENDA
LOVES PARK ZONING BOARD OF APPEALS
July 18, 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 **June 20, 2024** meeting
3. Report from the Zoning Office – None
4. Unfinished business – None
5. New business –
 - A. 7350 E. Riverside Boulevard** – A renewal of a Special Use Permit for a drive-thru window in II_CR (Light Industrial_Commercial Retail) and the E. Riverside/I90 Overlay District.
 - B. 7422 E. Riverside Boulevard** – A renewal of a Special Use Permit to allow for a car wash in IL_CR (Light Industrial_Commercial Retail) and the E. Riverside/I90 Overlay District 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: June 20, 2024 Time: 5:30 P.M.

1. Chairman: Catherine Nelson called the meeting to order at: 5:30 PM

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

Members Absent: Ms. Hall

Others Present Andrew Quintanilla (Secretary)

2. Minutes

Mr Kaudicina moved to approved the minutes from the **May 16, 2024** meeting. Mr. Daniels second the motion. Motion carried by vote.

3. Zoning Office Report - None

4. Unfinished Business - None

5 New Business

- A. 430 Pearl Avenue (11-12-226-088) - A Zoning Map Amendment rom the CR (Commercial Retail) Zoning District to the R2 (Two-family Residential) Zoning District.

Petitioner: Phillipe Gardner

Mrs. Nelson stated that the petitioner represended items A through E. All discusssion for the items presented with be discussed together and voted on separately.

Mr. Gardner stated that he purchased the property last year. The home caught on fire, and as a consequence, the whole home had to be renovated. Mr. Gardner stated that he may sell the home, however, the home had a commercial designation that would prohibit lenders from loaning against it to use the home for two-family. Mr. Garner also stated that there were a number of variances that needed to be applied for, on top of the commercial to residential designation, to bring the property in compliance with city standards. He stated that the zoning process for all of the changes was necessary.

Mr. Daniels asked if the home was currently a duplex.

Mr. Gardner stated that he purchased the home as a duplex. It will stay a duplex.

Mrs Nelson stated that the use will remain the same, but because the zoning change takes it from commercial to residential, the variances are necessary to bring t he property into compliance.

Mr. Daniels inquired if the walls or footprint will change.

Mr. Gardner stated that the property will remain the same.

NO PETITIONERS PRESENT

BOARD DISCUSSION

No board discussion.

FINDINGS OF FACT HAVE BEEN MET

Mr. Kutz made a motion to approve a Zoning Map Amendment from the CR (Commercial Retail) Zoning District to the R2 (Two-family Residential) Zoning District for 430 Pearl Avenue.

Mr. Laudicina second the motion. Motion carried by vote 4-0.

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 July 1, 2024 at 4:30 pm, in Council Chambers.

- B. 430 Pearl Avenue (11-12-226-088) - A Variance from a required 8,800 square foot lot for a two family dwelling to a requested 4,005 square foot lot for a two family dwelling in the R2 (Two-family Residential) Zoning District.

Petitioner: Phillippe Gardner

NO PETITIONERS PRESENT

BOARD DISCUSSION

No board discussion

FINDINGS OF FACT HAVE BEEN MET

Mr. Kutz made a motion to approve a Variance from a required 8,800 square foot lot for a two family dwelling to a requested 4,005 square foot lot for a two family dwelling in the R2 (Two-family Residential) Zoning District for 430 Pearl Avenue.

Mr. Laudicina second the motion. Motion carried by vote 4-0.

- C 430 Pearl Avenue (11-12-226-088) - A Variance from a minimum required 80 foot lot width at the front yard building setback line to a requested 45 foot lot width at the front yard building setback line in the R2 (Two-family Residential) Zoning District.

Petitioner: Phillippe Gardner

NO PETITIONERS PRESENT

BOARD DISCUSSION

FINDINGS OF FACT HAVE BEEN MET

Mr. Kutz made a motion to approve a Variance from a minimum required 80 foot lot width at the front yard building setback line to a requested 45 foot lot width at the front yard building setback line in the R2 (Two-family Residential) Zoning District for 430 Pearl Avenue+C59

Mr. Laudicina second the motion. Motion carried by vote 4-0

- D. 430 Pearl Avenue (11-12-226-088) - A Variance from a minimum required 30 foot rear yard building setback to a requested 15 foot rear yard building setback in the R2 (Two-family Residential) Zoning District.

Petitioner: Phillipe Gardner

NO PETITIONERS PRESENT

BOARD DISCUSSION

FINDINGS OF FACT HAVE BEEN MET

Mr. Kutz made a motion to approve a Variance from a minimum required 30 foot rear yard building setback to a requested 15 foot rear yard building setback in the R2 (Two-family Residential) Zoning District for 430 Pearl Avenue

Mr. Laudicina second the motion. Motion carried by vote 4-0

- E. 430 Pearl Avenue (11-12-226-088) - A Variance from a minimum required 1/2 the right of way, or minimum 30 foot front yard building setback to a requested 25-foot front yard building setback in the R2 (Two-family Residential) Zoning District.

Petitioner: Phillipe Cardner

NO PETITIONERS PRESENT

BOARD DISCUSSION

FINDINGS OF FACT HAVE BEEN MET

Mr. Kutz made a motion to approve a Variance from a minimum required 1/2 the right of way, or minimum 30 foot front yard building setback to a requested 25-foot front yard building setback in the R2 (Two-family Residential) Zoning District for

Mr. Laudicina second the motion. Motion carried by vote 4-0

- F 8400 E. Riverside Boulevard (12-01-176-018 and 12-01-176-019) - A Special Use Permit for an indoor/outdoor box market in the IL (Light Industrial) and E. Riverside/I90 Overlay Districts.

Petitioner: Charles Schweinler and Lesley Rivera

Ms. Rivera explained that they were seeking a special use for the use of shipping containers on the exterior of the property.

Mrs. Nelson asked if this would include the drive-thru container that is existing.

Mr. Schweinler stated that the outdoor container was allowed using a mobile permit and not technically an official drive-thru, but that he would like to have the containers used in a permanent capacity as part of the development.

Mrs. Nelson asked if the end result would be to moving the business that is outside for the drive-thru to the inside of the building as a restaurant, which would include retail and other additional containers.

Mr. Schweinler indicated that yes this was correct.

Mr. Kutz asked the applicant if he was aware of the conditions and presented them to the applicant.

Mr. Schweinler responded yes.

Mr. Daniels asked what the estimated time for completion was.

Mr. Schweinler said it would be roughly September or October given the turnaround time for permits and plan review.

Mr. Laudicina asked if there were tenants lined up.

Mr. Schweinler stated that they have 4 core tenants line up, with space for up to 21 to 24 maximum.

Mr. Laudicina asked in they were allowing other food and beverage tenants.

Mr. Schweinler stated not at this point. At some point, business with prepacked food but not for businesses that would be in direct competition with the established business for this location. He also stated that at some point some limited food truck type of smaller businesses, but nothing determined as of yet. Hours will be varied as the businesses occupy the space. The applicant stated that there is a need to make the property multi-faceted. The outdoor spaces to the north will be incorporated into the overall design of the business and experience.

NO PETITIONERS PRESENT

BOARD DISCUSSION

No board discussion

FINDINGS OF FACT HAVE BEEN MET

Mr. Kutz made a motion to approve a Special Use Permit for an indoor/outdoor box market in the IL (Light Industrial) and E. Riverside/I90 Overlay Districts for 8400 E. Riverside Boulevard (12-01-176-018 and 12-01-176-019) with the following conditions:

1. The business owner/property owner shall be responsible for the maintenance, repair, and replacement of all landscape plants and materials. The landscape beds shall be tended too, and maintained in a healthy growing condition, free from refuse, debris, and weeds at all times.
2. Irrigation for all landscape areas shall be required.
3. The three shipping containers for the exterior shall be permitted as part of the box market. The containers shall be free from rust and deterioration, and must have a finished façade. All containers shall acquire permitting from the building department. Approval shall also be contingent upon approvals from the local health department, local fire department, the International Building Code (IBC), National Electric Code (NEC), Illinois Plumbing Code (IPC), and International Mechanical Code (IMC)
4. Additional containers will require approvals from the Zoning Board of Appeals and City Council. No administrative approvals shall be permitted.

Mrs. Taylor second the motion. Motion carried by vote 4-0

G 6331 N. Second Street – A Special Use Permit for an event/banquet space in the CR (Commercial Retail) Zoning District.

Petitioner: Tavanna Branch

The applicant stated that she was seeking to renew the special use for a banquet hall/event space for the Meadow Mart Shopping Center. She also remarked that the space would be for gathers, special events, and private events.

Mrs. Nelson asked the applicant for the reason on why the special use had lapsed.

Mrs. Branch stated that the plan review and improvements were extensive and time consuming.

Mr. Daniels inquired about the square footage.

The applicant responded that the overall space was about 5400 square feet, but much of it was not going to be used for events. Most of it was bathrooms and storage for inventory.

NO PETITIONERS PRESENT

BOARD DISCUSSION

No board discussion

FINDINGS OF FACT HAVE BEEN MET

Mr. Daniels made a motion to approve a Special Use Permit for an event/banquet space in the CR (Commercial Retail) Zoning District for 6331 N. Second Street with the following conditions

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 to reduce noise. The Special Use Permit is for use as a banquet venue and not a concert, or special event venue and no music only events shall be permitted.
3. The Special Use Permit shall be revoked with substantiated complaints from other businesses, residents, or local authorities.
4. The establishment shall not be permitted to have live music or a DJ, 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, or other events with a cover charge at the door shall be permitted. All conditions of this Special Use Permit apply to any event held on the premises, whether hosted directly by the owner or through a third-party. All events are to be private events by invitation and not open to the general public. Notwithstanding the foregoing, ticketed events, of no more than 60 total occupants (which number includes employees, event staff and presenters) will be allowed for crafting type of events during which no other entertainment is allowed whether it be live music, DJ, comedian or otherwise.
5. 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.
6. 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.
7. All activities related to the business shall be confined to the unit for this establishment. Parking areas must be monitored to prevent loitering by patrons.
8. A business license must be obtained by the City of Loves Park.

Mr. Laudicina second the motion. Motion carried by vote 4-0

6. Public Participation and Comment

None

7. General Discussion

Mr. Daniels moved that the meeting be adjourned. Second by Mr. Laudicina. Motion carried by vote 4-0.
The meeting adjourned at 6:01 PM.

Secretary, Andrew Quintanilla



ZONING BOARD OF APPEALS

Community Development Department

Date: July 18, 2024

SUBJECT:	A renewal of a Special Use Permit for a drive-thru window in IL_CR (Light Industrial Commercial Retail) and the E. Riverside/I90 Overlay District.
LOCATION:	7350 E. Riverside Boulevard
ZONING DISTRICT:	North IL_CR (Light Industrial_Commercial Retail) South Commercial (Rockford, Illinois) East IL_CR (Light Industrial_Commercial Retail) West IL_CR (Light Industrial_Commercial Retail)
PROPERTY INFORMATION:	
Building Requirements:	
Requirement for CR:	Front yard building setback: 30 feet Side yard building setback: 5 feet Rear yard building setback: 20 feet
Provided:	Front yard building setback: 83.5 feet and 105 feet Side yard building setback: 19 feet Rear yard building setback: 55 feet and greater
Landscaping:	
Required	The required planting strip shall be a minimum of eight feet in depth and span the width of the each frontage, excepting areas required as ingress/egress. Parcels containing more than one frontage will be required to provide a continuous planting strip where possible, on all frontages. The mounded landscape buffer is required to provide a combination of trees (including evergreens), shrubs, ground cover and some combination of live plants that shall be salt tolerant. Ten trees are required to be distributed for the interior and exterior parking area.
Provided	Requirement has been met.
Dumpster enclosure:	
Required	A dumpster enclosure is required for commercial development. Dumpster enclosures are required to be poured concrete, or some form of masonry and appropriately located on the parcel for access.
Provided	Requirement has been met.
Parking:	
Required	The required parking is 35 parking stalls, with 1 to 2 ada compliant stalls. The drive-thru is required to provide stacking for 5 vehicles for each drive-up food service window.
Provided	Requirement has been met.

Signage:

Required

A monument sign, not to exceed 8 feet, shall only be permitted. Setbacks shall be 10 feet from the property line.

Provided

Requirement has been met.

Findings:

1

The establishment of the special use will not be detrimental to or endanger the public health, safety or comfort or general welfare of the zoning district. The zoning district has development with other similar uses that have not had an adverse impact to the area.

2

The special use will not be injurious and enjoyment of other property in the immediate vicinity for purposes already permitted and will not diminish or impair property values in this zoning district, due to established uses where drive-thru's have already been approved.

3

The establishment of the use will not impede the normal orderly development and improvements of the surrounding properties already permitted in the zoning district.

4

The proposed development will provide adequate utilities, access, and drainage. The applicant has been working with an engineering firm to address these issues.

5

Adequate measures have been take through the planning process to address concerns regarding ingress/egress to minimize congestion that may arise, as a result, of the establishment of the use.

RECOMMENDATION:

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

1. The Special Use Permit expires with the change in use.
2. The dumpster enclosure shall be provided and meet the standards for commercial development in Section 102-132, and the E. Riverside/I90 Overlay.
3. 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 too, and maintained in a healthy growing condition, free from refuse, debris, and weeds at all times. In ground irrigation shall be required for all landscape bed areas.
4. The establishment shall meet the building material requirements of section 102-174 of the City's code of ordinances, and the E. Riverside/I90 Overlay, Section 102-338.

ATTACHMENTS:

See attachments

ZONING BOARD

RECOMMENDATIONS:

APPROVAL / DENIAL / TABLED

Vote: _____

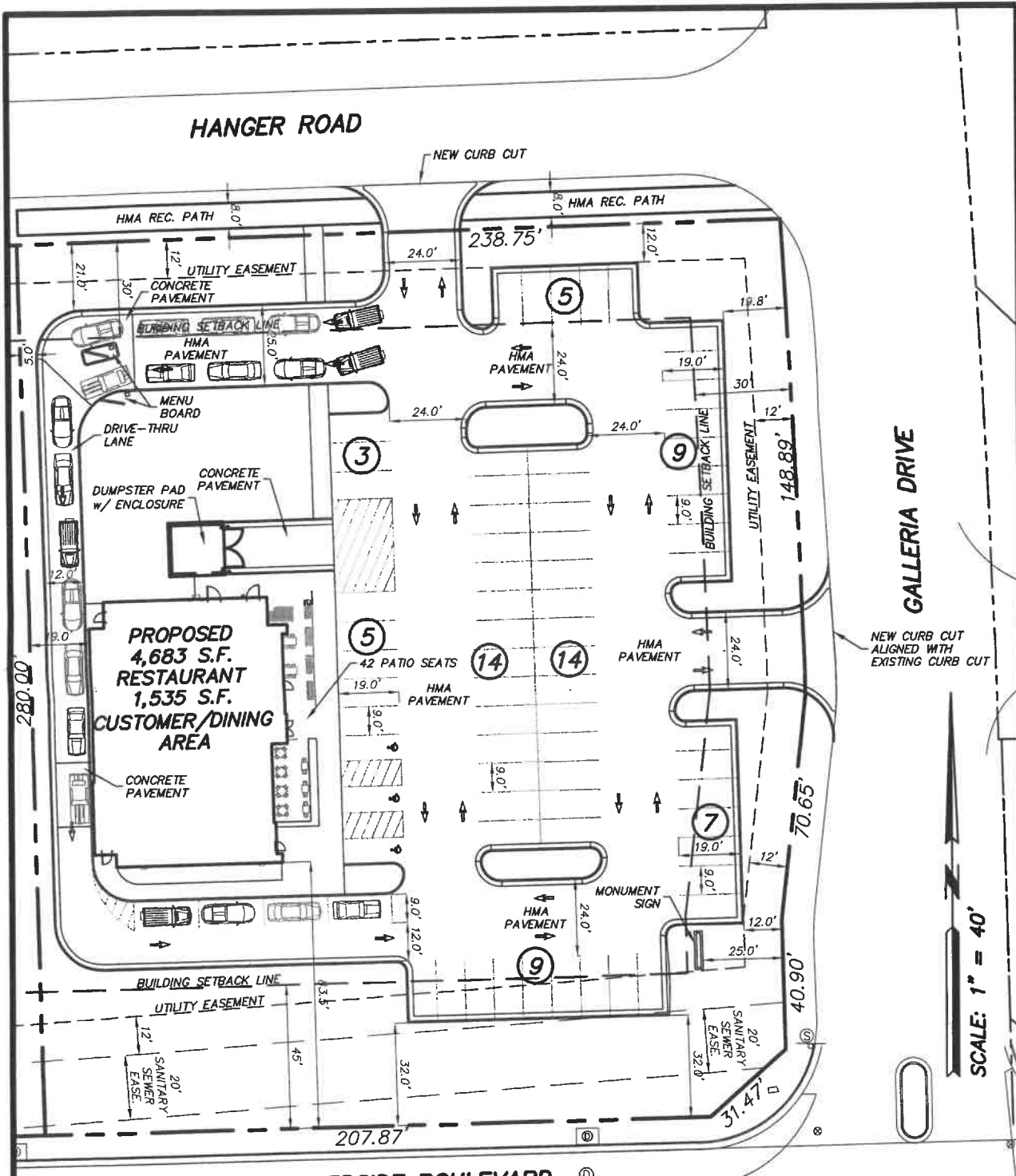
CONDITIONS:

AS PRESENTED / AMENDED / N/A

AUDIENCE COMMENTS:



PROPERTY ADDRESS: 7350 E. RIVERSIDE BOULEVARD
PARCEL (12-02-177-007)
ZONING DISTRICT: IL_CR (LIGHT INDUSTRIAL COMMERCIAL RETAIL)
APPLICANT: LOVES PARK VENTURES, LLC
6801 W. ROOSEVELT ROAD
BERWYN, ILLINOIS 60402
PROPERTY OWNER: LOVES PARK VENTURES, LLC
6801 W. ROOSEVELT ROAD
BERWYN, ILLINOIS 60402



ZONING CLASS IL/CR: LIGHT INDUSTRIAL/RETAIL COMMERCIAL - FAST FOOD RESTAURANT

PARKING SPACES REQUIRED

36 STANDARD / 2 ACCESSIBLE - STACKING FOR DRIVE-UP: 5
 1535 S.F. DINING AREA - (1 PER 100 S.F. CUSTOMER/DINING AREA = 16)
 (1 PER 4 OUTSIDE SEATS = 11) (1 PER TOTAL EMPLOYEES = 9)

TOTAL SPACES PROVIDED: 66 STANDARD / 3 ACCESSIBLE / 16 STACKING / 4 FOOD CUE

PART OF LOT 7
ROCK CUT BUSINESS
PARK NO. 3

AREA:
66,336 S.F./1.52 ACRES

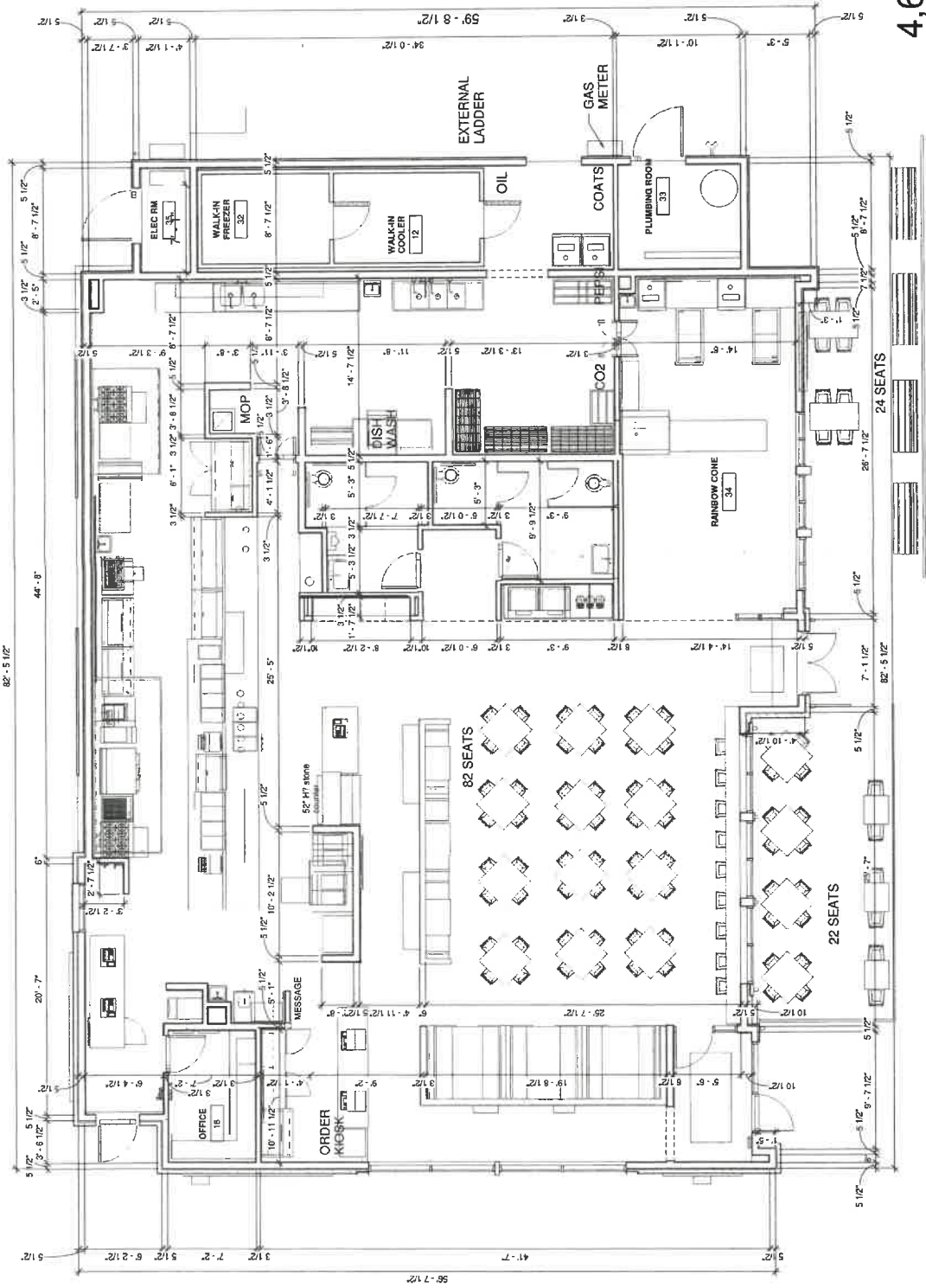
No	Description	Date
1	P.F.E.	11/22/22

ARCHITECTURAL FLOOR PLAN

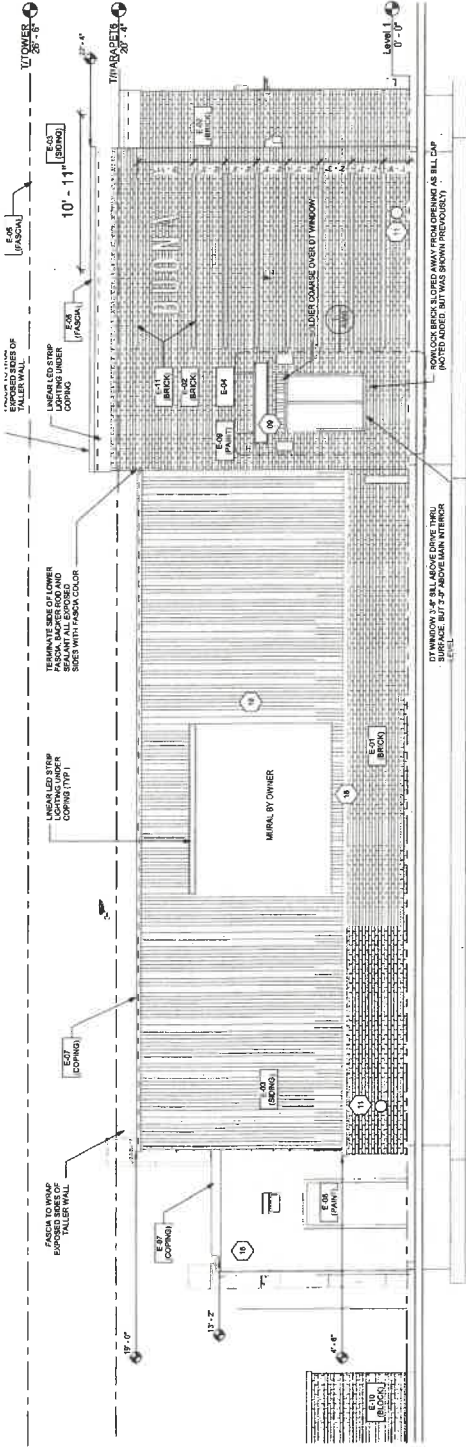
A101

Scale 1/4" = 1'-0"

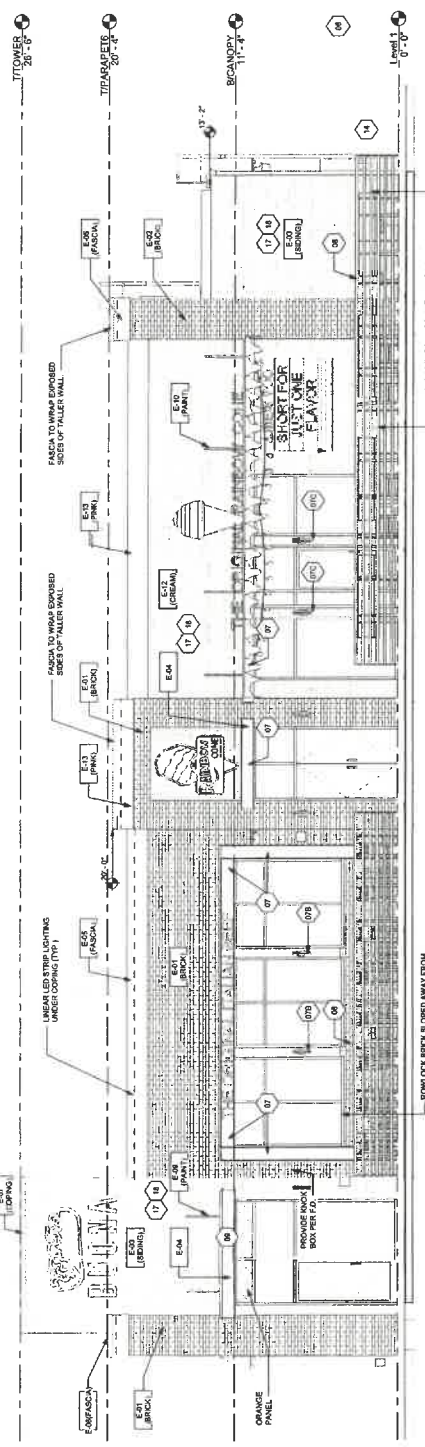
4,670 SF



1 ARCHITECTURAL FLOOR PLAN
1/4" = 1'-0"

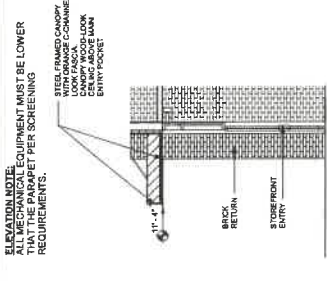


1 NORTH ELEVATION
1/4" = 1'-0"



2 SOUTH ELEVATION
1/4" = 1'-0"

- 02 RETROCES - EXTENDED ELEVATIONS
- 03 BRICK EXPANSION JOINT - FULL HEIGHT OF FIRE DEPARTMENT CONNECTION, VERIFY WITH FIRE DEPARTMENT
- 04 NEW ELECTRICAL METER AND CT CABINET, SEE E-05
- 05 REINFORCED GATE, WITH CORRUGATED METAL CENTER AND ANGLED DOOR FRAME
- 06 STEEL POSTS WITH 4 HINGES EACH SIDE, PRIME AND PAINTED PINK. DIAGONAL CROSS BRACING ON EACH GATE END. BOLTS WITH RECESSED STRIKE AT CENTER. PROVIDE CONCRETE BASE WITH SLEEVES
- 07 DECORATIVE STEEL C-CANAL BY STEEL C-CANALS - SAME COLOR AS STEEL BRACKET METAL
- 08 BRACKET METAL TO BE POLKA DOT PATTERN CUSTOM STEEL RAILING BY STEEL
- 09 FIELD FRAMED STEEL CANOPY WITH TH-BACKS TO WALL. PROVIDE BLOCKING IN WALL. OPTION FOR WOOD-LOOK CEILING ALUMINUM CANOPY BY JAMES OR EQUAL WITH TH-BACKS TO WALL. PROVIDE BLOCKING IN WALL. OPTION FOR LIGHTS PER RCP
- 10 SECONDARY ROOF DRAINAGE, LAMBS TONGUE DISCHARGE FROM IN-WALL PIPE NEW DOORBELL AND KNOX BOX AT REAR HOUSING
- 11 SLOPED TOP CONCRETE MASONRY CAP. PROVIDE EDGE AND WEERS UNDERNEATH TO FLUSH WITH WALL. REFER TO CORRUGATED MFR DETAILS. NO U-CANAL AT BOTTOM TO CREATE WATER POND. LASH TOP OF ALL OPENINGS TO BUILDING. SET OUTWARD AWAY FROM BUILDING.
- 12 APPLY MATERIAL AS SHOWN IN ELEVATION
- 13 ALL MECHANICAL EQUIPMENT MUST BE LOWER THAN THE PARAPET PER SCREENING REQUIREMENTS.
- 14 STEEL FRAMED CANOPY WITH DRAINAGE CHANNEL CANOPY WOOD-LOOK CANOPY WOOD-LOOK ENTRY POCKET



3 xxx MAIN ENTRY SIDEWALL
1/4" = 1'-0"



No	Description	Date

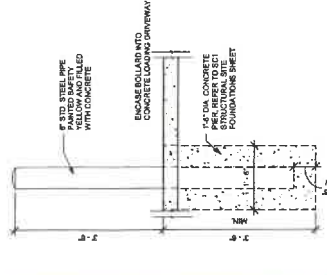
TAG	ELEMENT	MANFR.	MODEL #	FINISH
E-01 (BRICK)	QUEEN SIZE BRICK VENEER	BORAL	ALAMO	GREY MORTAR SM-00
E-02 (BRICK)	NORMAN SIZE, SMOOTH BRICK VENEER	ENDICOTT	MANGANESE ROXSPOT	BLACK MORTAR SM-00
E-03 (SIDING)	12" X 7.75" CORRUGATED MASONRY OR UNSTRUCTURED OR EQ PREFAB CANOPIES	PAC-CLAD	CORRUGATED	WEATHERED ZINC
E-04 (MATERIAL)	STEEL FRAMED PREFINISHED AND PAINTED	STEEL FRAMED	PROVIDE STAINED WOOD BREAKBOARD PLANK CANOPY METAL, FINISHED IN TROUGHT IRON COLOR	PINK PASCAL AT RAINBOW ENTRY CREAM CANOPY AT TOWER ENTRY
E-05 (PASCAL)	BRICK TOP COPING & PASCAL AT LIGHT PARAPET COPING & FASDA AT DARK BRICK AREAS	PAC-CLAD	HWP-PROFILE, SEE A-10	WEATHERED ZINC
E-07 (COPING)	GRAVEL STOP DRIP EDGE	PAC-CLAD	METAL WRAPPED PLYWOOD, SEE A-10	CHARCOAL
E-08 (PAINT)	PAIN AT EXTERIOR HW HANDDOORS	BENJAMIN MOORE	BM WROUGHT IRON COLOR AT FEZ BRICK, WATCH COLOR AT CORRUGATED METAL CLADDING E-09	WEATHERED ZINC
E-09 (PAINT)	CANOPY	BENJAMIN MOORE	ALAMO	OUTRAGEOUS ORANGE
E-10 (BLOCK)	REFUSE BLOCK	BORAL	BRICK ON 4" CMU, SEE SP-00	
E-11 (BRICK)	FRONT ORANGE BRICK; HIGH/LIGHT BANDS	BENJAMIN MOORE	PUMPKIN PATCH GLAZED ORANGE IN ONLY FINISHED ON FRONT	
E-12 (CREAM)	PAC CLAD ALMOND	ENDICOTT	CORRUGATED	WEATHERED ZINC
E-13 (PINK)	PAC CLAD MATCH BRANDED PINK	PAC-CLAD	HWP-PROFILE, SEE A-10	WEATHERED ZINC

Type/Mark	Keystone	Manufacturer	Model	Description	Type Comments
ASF-2	BUONA	KAWNEER 451 T SYSTEM PER SUBMITTAL	BUONA STOREFRONT	DARK BRONZE	T INSULATED GLASS UNIT (ARGON), LOW-E, SOLAR BAN 0.38 SPACERS, DOUBLE PANELED, 33% SHGC, CHARCOAL OR BLACK
ASF-3	BUONA	READY ACCESS	275 LOW PROFILE, BELOW STOREFRONT TRANSDOM	DARK BRONZE	T INSULATED GLASS UNIT (ARGON), LOW-E, SOLAR BAN 0.38 SPACERS, DOUBLE PANELED, 33% SHGC, CHARCOAL OR BLACK
ASF-5	RAINBOW CONE	KAWNEER 451 T SYSTEM PER SUBMITTAL	ALUMINUM	ANODIZED ALUMINUM	T INSULATED GLASS UNIT (ARGON), LOW-E, SOLAR BAN 0.38 SPACERS

EXTERIOR ELEVATIONS + MATERIALS

A300

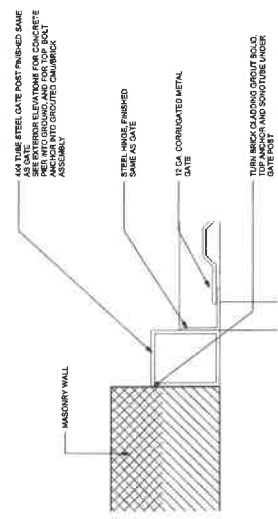
Scale 1/4" = 1'-0"



4 BOLLARD DETAIL
3/4" = 1'-0"

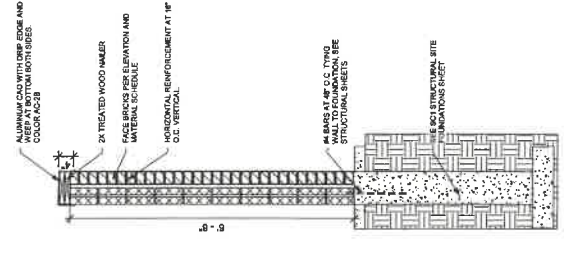
2 MONUMENT SIGN FOOTING DETAIL
1/2" = 1'-0"

- NOTES:
1. REFER TO STRUCTURAL SCI SHEET FOR SITE FOUNDATION DETAILING
2. REFER TO A300 EXTERIOR ELEVATIONS AND EXTERIOR MATERIALS SCHEDULE



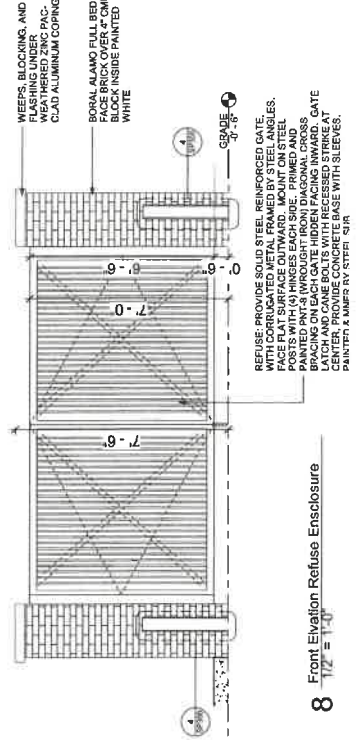
EXTERIOR RAILING SPECIFICATION

- COLOR SPECIFICATIONS:
1. BROWN
2. BLACK
3. ALUMINUM POSTS BOLTED INTO THE CONCRETE

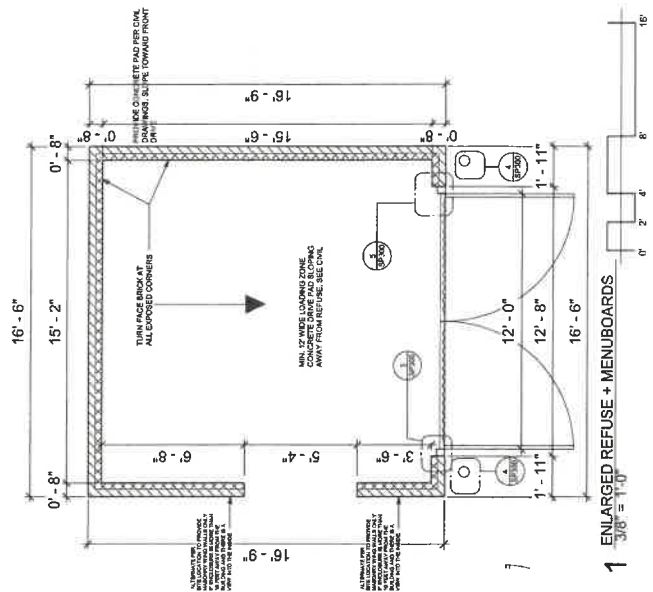


3 TRASH ENCLOSURE DETAIL
3/4" = 1'-0"

5 REFUSE GATE ATTACHMENT
3/8" = 1'-0"



8 Front Elevation Refuse Enclosure
1/2" = 1'-0"



1 ENLARGED REFUSE + MENUBOARDS
3/8" = 1'-0"

KEYSTONE PLANNING-DESIGN
KEYSTONE CONSTRUCT, LLC
418 CLINTON PLACE
RIVER FOREST, L 80305
KeyStonePlanningDesign.com

KEYSTONE VENTURES
REAL ESTATE DEVELOPMENT
PRESENTS
BUONA
PALM CON

No	Description	Date
1	Revision 1 - 10/2022	10/27/2022
	Comments	

SITE DETAILS

SP300

Scale As indicated

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: 7350 E. Riverside Boulevard

ZBA

- 1 _____ The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

Reason:

- 2 _____ The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish and impair property values within the neighborhood.

Reason:

- 3 _____ The establishment of the special use will not impede the normal orderly development and improvement of the surrounding property for uses permitted in the district.

Reason:

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

Reason:

- 5 _____ Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.

Reason:

- 6 _____ The special use shall, in all other respects, conform to the applicable regulations of the district in which it is located. The zoning officer shall forward the board of appeal's decision and records to the city council within ten days after action or within 45 days from the date of the public hearing if no action has been taken by the board of appeals.

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

These findings have been adopted as the official Findings of Fact for the City of Loves Park, Zoning Board of appeals agenda item: **7350 E. Riverside Boulevard**
SUP drive-thru window

Chairman
Catherine Nelson

Signature

Date



ZONING BOARD OF APPEALS

Community Development Department

Date: July 18, 2024

SUBJECT:	A renewal of a Special Use Permit for a car wash in IL_CR (Light Industrial_Commercial Retail) and the E. Riverside/I90 Overlay District.								
LOCATION:	7422 E. Riverside Boulevard								
ZONING DISTRICT:	<table style="width: 100%; border: none;"> <tr> <td style="width: 10%;">North</td> <td>IL_CR (Light Industrial_Commercial Retail)</td> </tr> <tr> <td>South</td> <td>C3 (Commercial) Rockford</td> </tr> <tr> <td>East</td> <td>IL_CR (Light Industrial_Commercial Retail)</td> </tr> <tr> <td>West</td> <td>IL_CR (Light Industrial_Commercial Retail)</td> </tr> </table>	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)
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:									
Building Requirements:									
Requirement for CR:	<table style="width: 100%; border: none;"> <tr> <td style="width: 30%;">Front yard BS:</td> <td>30 feet</td> </tr> <tr> <td>Side yard BS:</td> <td>5 feet. Buildings taller than 25 feet, increased 1 foot for each four feet additional.</td> </tr> <tr> <td>Rear yard:</td> <td>20 feet</td> </tr> </table>	Front yard BS:	30 feet	Side yard BS:	5 feet. Buildings taller than 25 feet, increased 1 foot for each four feet additional.	Rear yard:	20 feet		
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Side yard BS:	5 feet. Buildings taller than 25 feet, increased 1 foot for each four feet additional.								
Rear yard:	20 feet								
Provided:	<table style="width: 100%; border: none;"> <tr> <td style="width: 30%;">Front yard:</td> <td>78 feet</td> </tr> <tr> <td>Side yard:</td> <td>59 feet & 121 feet</td> </tr> <tr> <td>Rear yard:</td> <td>155.4 feet</td> </tr> </table>	Front yard:	78 feet	Side yard:	59 feet & 121 feet	Rear yard:	155.4 feet		
Front yard:	78 feet								
Side yard:	59 feet & 121 feet								
Rear yard:	155.4 feet								
Landscaping:									
Required	The required planting strip shall be a minimum of eight feet in depth and span the width of the each frontage, excepting areas required as ingress/egress. Parcels containing more than one frontage will be required to provide a continuous planting strip where possible, on all frontages. The mounded landscape buffer is required to provide a combination of trees (including evergreens), shrubs, ground cover and some combination of live plants that shall be salt tolerant.								
Provided	The requirement is met								
Dumpster enclosure:									
Required	Trash enclosures for commercial and industrial properties and businesses shall be poured concrete or masonry to adequately shield containers within the enclosure. Material within the enclosure shall not extend above the height of the enclosure, be secured by a solid gate, and not exceed a height of six feet. The use of chain link is not permitted.								
Provided	The requirement is met								
Parking:									
Required	The business will operate with 3 to 4 employees. There will not be a customer service area or restrooms available to the public, which reduces the required parking for the								

business.

Provided

The requirement is met

Findings:

- 1 The establishment or operation of the special use will not be detrimental to or endanger the public health or general welfare of the public. The proposed use will generate increased traffic to the area, however, there are many uses established in this area that generate increased traffic. The establishment of this use should not bring excessive traffic above and beyond the existing uses already established in the zoning district.
- 2 The use will not be injurious to existing uses, nor should it diminish land values within the zoning district. The use will have turnaround times equal to other uses for the zoning district. Traffic for this use should be consistent with uses already established in the zoning district.
- 3 Establishment of the use will not impede normal orderly development for the area. This zoning district is made up of several commercial uses. There are no full service car wash services in the area. The use will compliment other service uses in this part of the City.
- 4,5 Adequate access, utilities, and drainage will be provided as part of the development of the site. The site will only be permitted right in, right out access off of Riverside Boulevard, which will minimize traffic congestion in the public streets. The project will allow for access on the northern part of the parcel, where recorded access has been established, utilizing the parcel that belongs to Mercy Health Dermatology. It will be likely that the majority of the access, off of the property, will be to the northern part of the parcel.

RECOMMENDATION:

Approval - A Special Use Permit for a car wash in IL_CR (Light Industrial_Commercial Retail) and the E. Riverside/I90 Overlay District.

Conditions:

- 1. The Special Use Permit expires with the discontinuance of the Mister Carwash establishment.
- 2. The applicant shall also provide an 8 foot, in depth, landscape buffer, which spans the frontage observing ingress/egress. The landscape buffer shall be filled with dark brown mulch. The business/property owner shall be responsible for the maintenance, repair, and replacement of all landscape plants, trees, and materials as presented on the landscape plan. All landscape areas shall be tended too, and be maintained in a healthy growing condition, free from refuse, debris, and weeds at all times. Irrigation shall be provided for all landscape areas.

ATTACHMENTS:

See attachments

**ZONING BOARD
RECOMMENDATIONS:**

APPROVAL / DENIAL / TABLED

Vote: _____

CONDITIONS:

AS PRESENTED / AMENDED / N/A

AUDIENCE COMMENTS:



Zoning: IL_CR (Light Industrial_Commercial Retail)
E. Riverside/I90 Overlay district

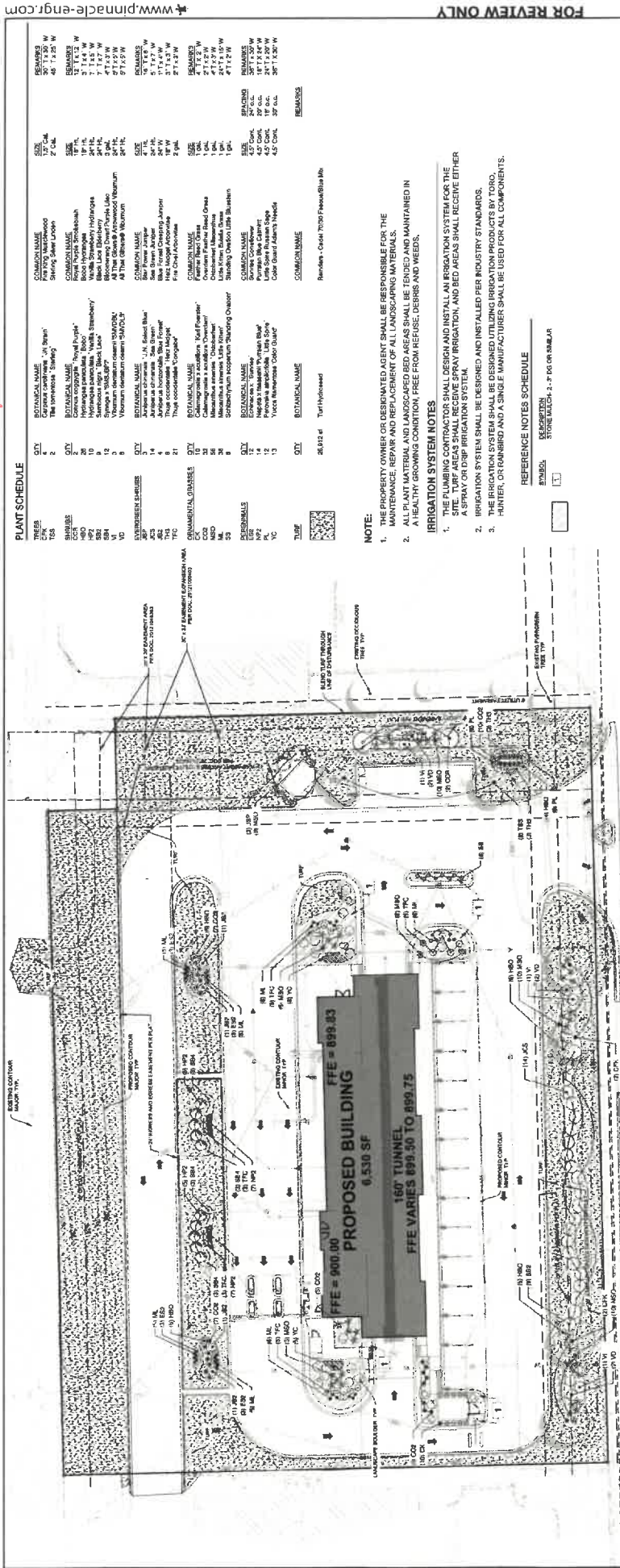
Parcel 12-02-179-009

Address: 7422 E. Riverside Boulevard

Property Owner: CWP, West LLC
222 E. 5th Street
Tucson, Arizona 85705

Applicant: CWP, West LLC
222 E. 5th Street
Tucson, Arizona 85705

UPDATED 7/20/2023



PLANT SCHEDULE

PLANT	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
1	1	Thuja occidentalis	Green Giant Arborvitae	2' x 4'	
2	1	Thuja occidentalis	Green Giant Arborvitae	2' x 4'	
3	1	Thuja occidentalis	Green Giant Arborvitae	2' x 4'	
4	1	Thuja occidentalis	Green Giant Arborvitae	2' x 4'	
5	1	Thuja occidentalis	Green Giant Arborvitae	2' x 4'	
6	1	Thuja occidentalis	Green Giant Arborvitae	2' x 4'	
7	1	Thuja occidentalis	Green Giant Arborvitae	2' x 4'	
8	1	Thuja occidentalis	Green Giant Arborvitae	2' x 4'	
9	1	Thuja occidentalis	Green Giant Arborvitae	2' x 4'	
10	1	Thuja occidentalis	Green Giant Arborvitae	2' x 4'	
11	1	Thuja occidentalis	Green Giant Arborvitae	2' x 4'	
12	1	Thuja occidentalis	Green Giant Arborvitae	2' x 4'	
13	1	Thuja occidentalis	Green Giant Arborvitae	2' x 4'	
14	1	Thuja occidentalis	Green Giant Arborvitae	2' x 4'	
15	1	Thuja occidentalis	Green Giant Arborvitae	2' x 4'	
16	1	Thuja occidentalis	Green Giant Arborvitae	2' x 4'	
17	1	Thuja occidentalis	Green Giant Arborvitae	2' x 4'	
18	1	Thuja occidentalis	Green Giant Arborvitae	2' x 4'	
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26	1	Thuja occidentalis	Green Giant Arborvitae	2' x 4'	
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28	1	Thuja occidentalis	Green Giant Arborvitae	2' x 4'	
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31	1	Thuja occidentalis	Green Giant Arborvitae	2' x 4'	
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49	1	Thuja occidentalis	Green Giant Arborvitae	2' x 4'	
50	1	Thuja occidentalis	Green Giant Arborvitae	2' x 4'	

NOTE:
 1. THE PROPERTY OWNER OR DESIGNATED AGENT SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS.
 2. ALL PLANTINGS SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION, FREE FROM PESTS, DISEASES AND WEEDS.

IRRIGATION SYSTEM NOTES
 1. THE PLUMBING CONTRACTOR SHALL DESIGN AND INSTALL AN IRRIGATION SYSTEM FOR THE ENTIRE PROJECT. THE SYSTEM SHALL BE DESIGNED AND INSTALLED PER INDUSTRY STANDARDS.
 2. IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED PER INDUSTRY STANDARDS.
 3. THE IRRIGATION SYSTEM SHALL BE DESIGNED UTILIZING IRRIGATION PRODUCTS BY TOTO, HUNTER, OR RAINBIRD AND A SINGLE MANUFACTURER SHALL BE USED FOR ALL COMPONENTS.

REFERENCE NOTES SCHEDULE
 1. STONE MULCH - 1" PG OR SIMILAR

REVISIONS

NO.	DATE	DESCRIPTION
1	02/22/23	ADDRESS: 1000 W. WASHINGTON ST., WINNEBAGO COUNTY, IL

GRAPHICAL SCALE (FEET)
 0 10 20 30 40

LANDSCAPE PLAN

MISTER CAR WASH #1458
WINNEBAGO COUNTY, LOVES PARK, IL

PLAN / DESIGN / DELIVER

PINNACLE ENGINEERING GROUP
 ENGINEERING / NATURAL RESOURCES / SURVEYING

PROJECT NO. 23-001

DATE: 07/20/2023

SCALE: AS SHOWN

PROJECT LOCATION: 1000 W. WASHINGTON ST., WINNEBAGO COUNTY, IL

CLIENT: MISTER CAR WASH #1458

DESIGNER: [Signature]

CHECKED: [Signature]

DATE: 07/20/2023

PROJECT NO. 23-001

SCALE: AS SHOWN

CLIENT: MISTER CAR WASH #1458

DESIGNER: [Signature]

REVISIONS

ADDRESS: 1000 W. WASHINGTON ST., WINNEBAGO COUNTY, IL

DATE: 02/22/23

SCALE: AS SHOWN

CLIENT: MISTER CAR WASH #1458

DESIGNER: [Signature]

CHECKED: [Signature]

DATE: 02/22/23

PROJECT NO. 23-001

SCALE: AS SHOWN

CLIENT: MISTER CAR WASH #1458

DESIGNER: [Signature]

CHECKED: [Signature]

DATE: 02/22/23

PROJECT NO. 23-001

SCALE: AS SHOWN

CLIENT: MISTER CAR WASH #1458

DESIGNER: [Signature]

CHECKED: [Signature]

DATE: 02/22/23

PROJECT NO. 23-001

SCALE: AS SHOWN

CLIENT: MISTER CAR WASH #1458

DESIGNER: [Signature]

CHECKED: [Signature]

DATE: 02/22/23

PROJECT NO. 23-001

SCALE: AS SHOWN

CLIENT: MISTER CAR WASH #1458

DESIGNER: [Signature]

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.

7422 E. Riverside Blvd

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: 7422 E. Riverside Blvd
SUP Car wash

Chairman
Benjamin Danielson

Signature

Date