



AGENDA
LOVES PARK ZONING BOARD OF APPEALS
August 15, 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 **July 18, 2024** meeting
3. Report from the Zoning Office – None
4. Unfinished business – None
5. New business –
 - A. **6202 Forest Hills Road** – A Variance to allow a 15-foot high business sign from a maximum allowable 8-foot high business sign in the IL (Light Industrial) Zoning District.
 - B. **4825 N. Second Street** – A Special Use Permit for accessory residence in the CG (Commercial General) Zoning District.
 - C. **4899 N. Perryville Road** – A Variance to allow a 20-foot high business sign from a maximum allowable 8-foot high business sign for an automobile dealership in IL_CR (Light Industrial_Commercial Retail)
 - D. **1616 Windsor Road (08-32-351-003 & 08-32-351-004)** – Revocation of a Special Use Permit for outdoor storage in conjunction with a metal recycling business in the IL (Light Industrial) Zoning District.
 - E. Text Amendment – AMEND; Chapter 102, Zoning, Article III, Districts, Division 1, Generally, Section 102-132, (e), Fencing regulations
 - F. Text Amendment – ADD: Chapter 102, Zoning, Article III, Districts, Division 4, Industrial, Section 102-188, IL Light Industrial District, (b), (18), Design Standards
 - G. Text Amendment – ADD: Chapter 102, Zoning, Article III, Districts, Division 2, Residential, Section 102-152, R1 Single Family Residential
 - H. Text Amendment – ADD: Chapter 102, Zoning, Article III, Districts, Division 3, Commercial, Section 102-174, CR Commercial Retail, (c), Special Uses, 22, Pet grooming, daycare and training facilities
 - I. Text Amendment – AMEND: Chapter 102, Zoning, Article III, Districts, Division

3, Commercial, Section 102-175, CG Commercial General, (b), 58, Pet grooming, daycare and training facilities

J. Text Amendment – ADD: Chapter 102, Zoning, Article III, Districts, Division 3, Commercial, Section 102-174, CR Commercial Retail, (c), Special Uses, 23, Veterinarian Clinics

6. Public participation & comment

7. General discussion

8. Adjournment

Andrew Quintanilla
Zoning Officer



Minutes of the Loves Park Zoning Board of Appeals

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

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

Members Present: Mrs. Nelson Mrs. Taylor

Mr. Kutz Mr. Carlson

Members Absent: Mr. Laudicina Mr. Daniels

Others Present Andrew Quintanilla (Secretary)

2. Minutes

Mrs. Taylor moved to approved the minutes from the **June 20, 2024** meeting. Mrs. Hall second the motion. Motion carried by vote.

3. Zoning Office Report - 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 IL_CR (Light Industrial_Commercial Retail) and the E. Riverside/I90 Overlay District.

Petitioner: Tim Hanson

Mr. Hanson explained that there were some contractor issues, which delayed progress. The issues have since been worked out. He also stated that there were some design changes that came about from the operations side, which also caused some delay. He went on to say the combination of Rainbow Ice Cream and Buona Beef was relatively new concept and as development occurs and sites vary there was a need to address the issues based on the few other locations they had where they combined the two uses.

Mr. Hanson stated the he would respectfully ask the board for the renewal so that they could continue with site development for the business. Anticipation for the opening would be in the second half of September, 2024.

Mrs. Nelson asked if he was aware of the conditions She asked if the applicant was aware of the conditions.

Mr. Hanson stated that he was fine with the conditions.

NO PETITIONERS PRESENT

BOARD DISCUSSION

No board discussion.

FINDINGS OF FACT HAVE BEEN MET

Mr. Carlson made a motion to approve a renewal of a Special Use Permit for a drive-thru window in in IL_CR (Light Industrial_Commercial Retail) and the E. Riverside I90 Overlay District for 7350 E. Riverside Boulevard with the following conditions:

1. The Special Use Permit expires with the change in use.
2. The dumpster enclosure shall be provided and meeting 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 bed shall be tended too, and maintained in a health 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.

Mr. Taylor 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 August 5, 2024 at 4:30 pm, in Council Chambers.

- B** 7422 E. Riverside Boulevard - A renewal of a Special Use Permit to allow for a car wash in IL (Light Industrial_Commercial Retail) and the E. Riverside I90 Over Zoning District.

Petitioner: Chris Campbell, Mister Carwash

Mr. Campbell made a request for the renewal of the Mister Carwash, and a change to the first condition. He stated that he is in early for the renewal for Mister Carwash. He stated that the car wash will be open ahead of the renewal. He also stated that the car wash will be open next week.

Mr. Campbell stated that the first condition is problematic for how Mister Carwash operates. He stated that his company will sell the business and property on the sale leaseback market. He stated that his company will own the Franchise, but lease it for a period of 20 years to the owner of the property. So, discontinuance of the Mister Carwash could be problematic for how his company does business. He requested from the Board that the condition be amended to reflect that the change in use over the discontinuance of the special use.

Staff communicated that our office was in agreement with the request.

Mrs. Nelson asked if the request change had been approved by legal.

Staff stated that it was not necessary. That the Zoning Board had the authority to amend the conditions.

Mr. Carlson asked if the Mister Carwash was going to be sold. He asked if the Mister Carwash was

going to continue or was it going to be sold.

Mr. Campbell stated that if in the future the company was purchased or a merger occurred, the special use would expire and the special use would expire.

Mr. Nelson commented that the request was not a standard for how approvals are made by the body. She stated that the standard language generally has expiration occurs with the change of ownership.

Mrs. Nelson stated that the condition doesn't imply that a special use would not be granted to the new owner.

Mr. Carlson asked why they couldn't accept both languages and allow the next committee to decide.

Mr. Nicolossi stated that this body can do whatever it wants.

Mrs. Nelson stated that they needed access to the language of the original renewal to review that language.

Mr. Nicolossi stated that traditionally the body has used the language provided by staff for approvals.

Mrs. Nelson stated that he she felt it was necessary to approve the special use with the existing language, because it still covers the business owner, as how it is written.

Discussion on the semantics of condition number 1.

NO PETITIONERS PRESENT

BOARD DISCUSSION

No board discussion

FINDINGS OF FACT HAVE BEEN MET

Mr. Carlson made a motion to approve 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 for 7422 E. Riverside Boulevard with the following 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 mulch. The business or 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.

Mrs. Taylor 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 August 5, 2024 at 4:30 pm, in Council Chambers.

6. Public Participation and Comment

None

7. General Discussion

None

Mr. Carlson moved that the meeting be adjourned. Second by Mrs. Taylor. Motion carried by vote 4-0.
The meeting adjourned at 5:50 PM.

Secretary, Andrew Quintanilla



ZONING BOARD OF APPEALS

Community Development Department

Date: August 15, 2024

SUBJECT: A Variance to allow a 15-foot high business sign from a maximum allowable 8-foot high business sign in the IL (Light Industrial) Zoning District.

LOCATION: 6202 Forest Hills Road

ZONING DISTRICT:

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

Property Information:

IL Requirements

Setbacks:

Required: Signage setback: 10 feet

Provided: Signage setback: 25 feet

Findings:

- 1 Strict or literal interpretation and enforcement of the regulation would not result in unnecessary physical hardship. The property owner will still be allowed a sign for the business, and may bring the sign closer to the road, observing the required setback.
- 2 There are no extraordinary circumstances or conditions applicable to the property that would prevent the owner from meeting setbacks. The sign can meet the required setback and sign height for this petition.
- 3 Strict interpretation will not deprive the applicant of privileges enjoyed by owners in the same zoning district. All new business that comes into the city have the same requirement or standards that shall be met with consideration for structures such as this. The land does not impose a hardship that prevents the property owner from using it for its intended purpose.
- 4 The granting of the variation will not constitute special privilege where actual hardship does exist. In this situation, there is the capacity to have signage closer to the road and on the façade of the building where the business located.

STAFF COMMENTS: Denial - A Variance to allow a 15-foot high business sign from a maximum allowable

8-foot high business sign in the IL (Light Industrial) Zoning District.

APPROVAL / DENIAL / TABLED

ATTACHMENTS: See attachments

**ZONING BOARD
RECOMMENDATIONS:**

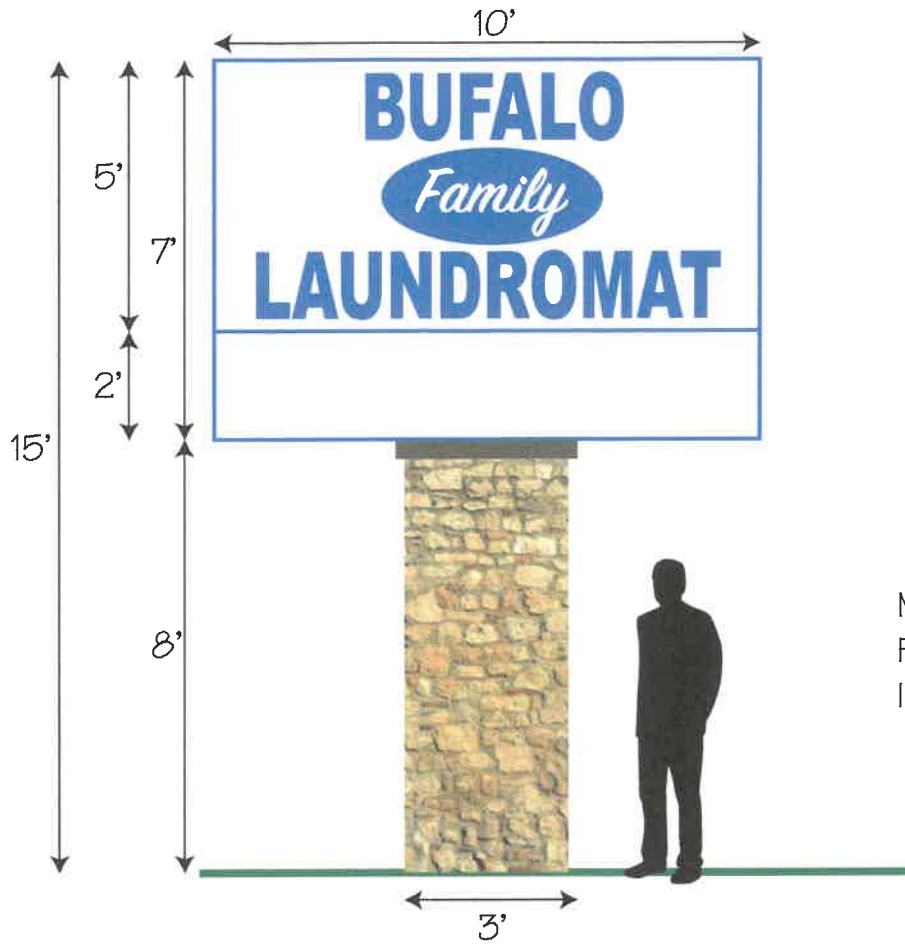
Vote: _____

CONDITIONS:

**AUDIENCE
COMMENTS:**



| | |
|--------------------------|---|
| PROPERTY ADDRESS: | 6202 Forest Hills Road |
| PARCEL | 12-05-302-009 |
| ZONING DISTRICT: | IL (Light Industrial) |
| APPLICANT: | Bufalo Properties, LLC 3466 Colony Bay Drive Rockford, Illinois 61109 |
| PROPERTY OWNER: | Bufalo Properties, LLC 3466 Colony Bay Drive Rockford, Illinois 61109 |



Maximum Aggregate Square
Footage Allowed: 496.5
In Rendering: 70



ROCKFORD
BELVIDERE
PH: 282-4141
FAX: 282-4157

SCALE

7/5/2024

Notes: Bufalo Family Laundry
6202 Forest Hills Rd
Pylon Sign Rendering
VARIANCE REQUIRED

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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.

6202 Forest Hills Road

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: 6202 Forest Hills Road
8ft sign to 15ft sign

Chairman
Catherine Nelson

Signature

Date



ZONING BOARD OF APPEALS

Community Development Department

Date: August 15, 2024

SUBJECT: A Special Use Permit for accessory residence in the CG (Commercial General) Zoning District.

LOCATION: 4825 N. Second Street

ZONING DISTRICT:

| | |
|-------|-------------------------|
| North | CG (Commercial General) |
| South | CG (Commercial General) |
| East | CG (Commercial General) |
| West | CG (Commercial General) |

PROPERTY INFORMATION AND RELEVANT FACTS:

CG Requirements: Accessory residence requires a special use for the accessory dwelling unit.

Provided: The commercial property has a small apartment above the office space.

Findings:

- 1 The establishment or operation of the special use will not be detrimental to the health or general welfare of the public. Residents and business owners in the area will not likely know that the business owner will be living in the building. There are several businesses in the area that have a special use for living within a commercial area. To date, there have been little to no issues.
- 2 The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity. The special use will not diminish or impair property values. The use is low impact to the area. The property owner plans to make improvements to the upstairs living quarters, which has been largely used for storage. Improvements to the property were done by the previous owner. The applicant is planning on completing the improvements if the zoning is approved.
- 3 The special use will have no impact on the development for the area. Special uses for accessory living are low impact, but when or if the area develops for a greater commercial use, the special use will expire with inactivity after 1 year..
- 4 The building is existing, and the owner does not plan to make adjustments to any drainage, utilities, or access roads. The improvements will be limited to the structure.

STAFF COMMENTS

Approval - A Special Use Permit to allow accessory residence in the CG (Commercial General) Zoning District.

Condition(s):

1. The Special Use Permit expires with the change in property ownership.
2. The Special Use is for the existing business owner only.
3. The Special Use Permit shall not be used for short-term vacation rental, or as a rental.

ATTACHMENTS:

See attachments

**ZONING BOARD
RECOMMENDATION:**

Vote:

APPROVAL / DENIAL / TABLED

AUDIENCE COMMENTS:



| | |
|-------------------|--|
| PROPERTY ADDRESS: | 4825 N. Second Street |
| PARCEL | 12-07-305-001 |
| ZONING DISTRICT: | Commercial General |
| APPLICANT: | Edwin Hernandez 114 Hogan Street Cherry Valley, Illinois 61016 |
| PROPERTY OWNER: | Al Shade, LLC 4825 N. Second Street Loves Park, Illinois 61111 |

Zoning Clearance Plot Plan

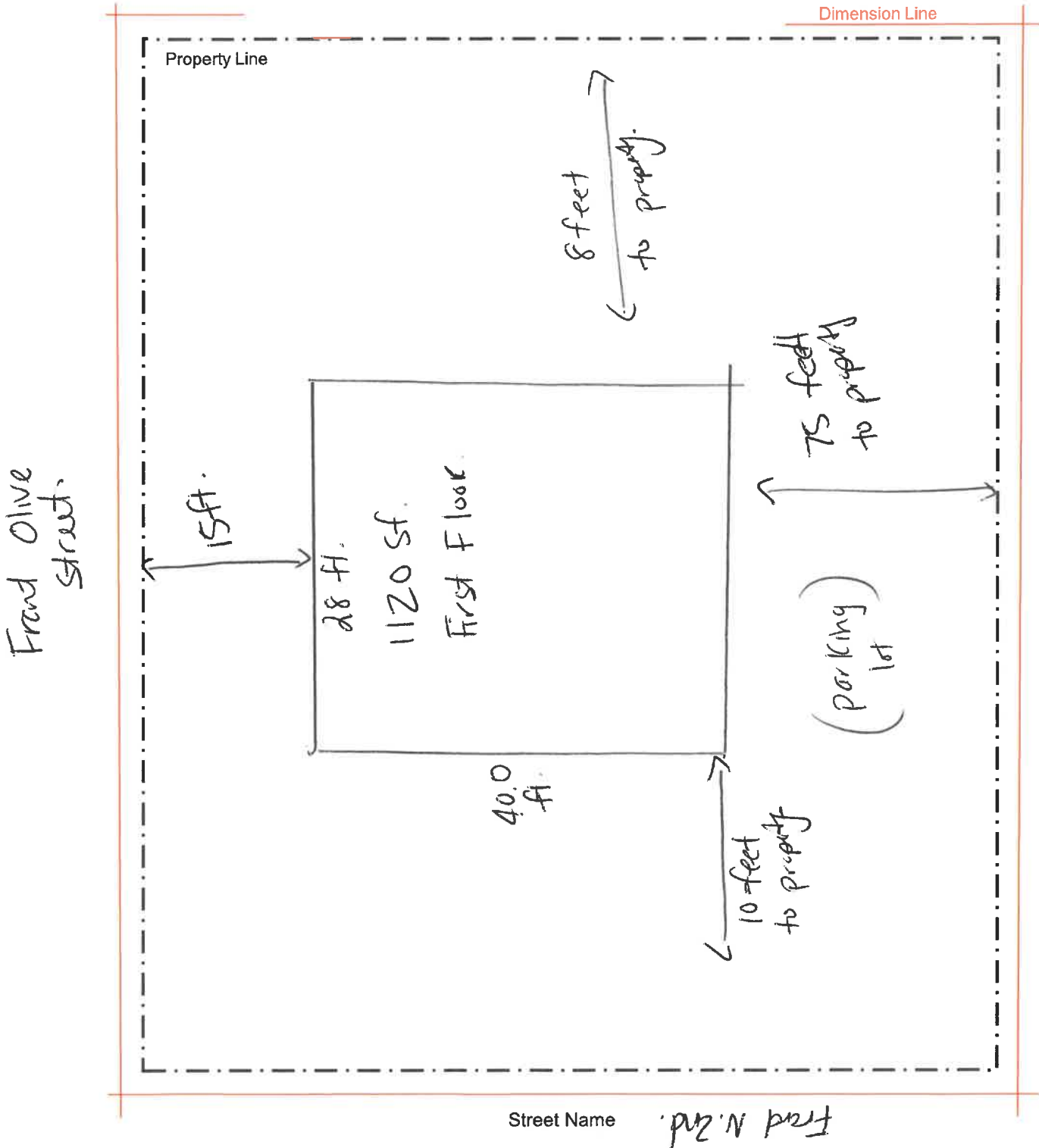
(not to scale)

All Sketches must include the following details:

- Dimensions Of The Property
- Dimensions of existing and proposed buildings
- Distances from all building to the property lines
- All drawings shall include aerial, plat or both
- Irregular shaped lots: Use separate sheet.

SHOW ALL DETAILS ON SKETCH BELOW

Rectangularly Shaped Lots



If you need assistance with regard to the requirements, Staff can provide you with an aerial photo with demensions.

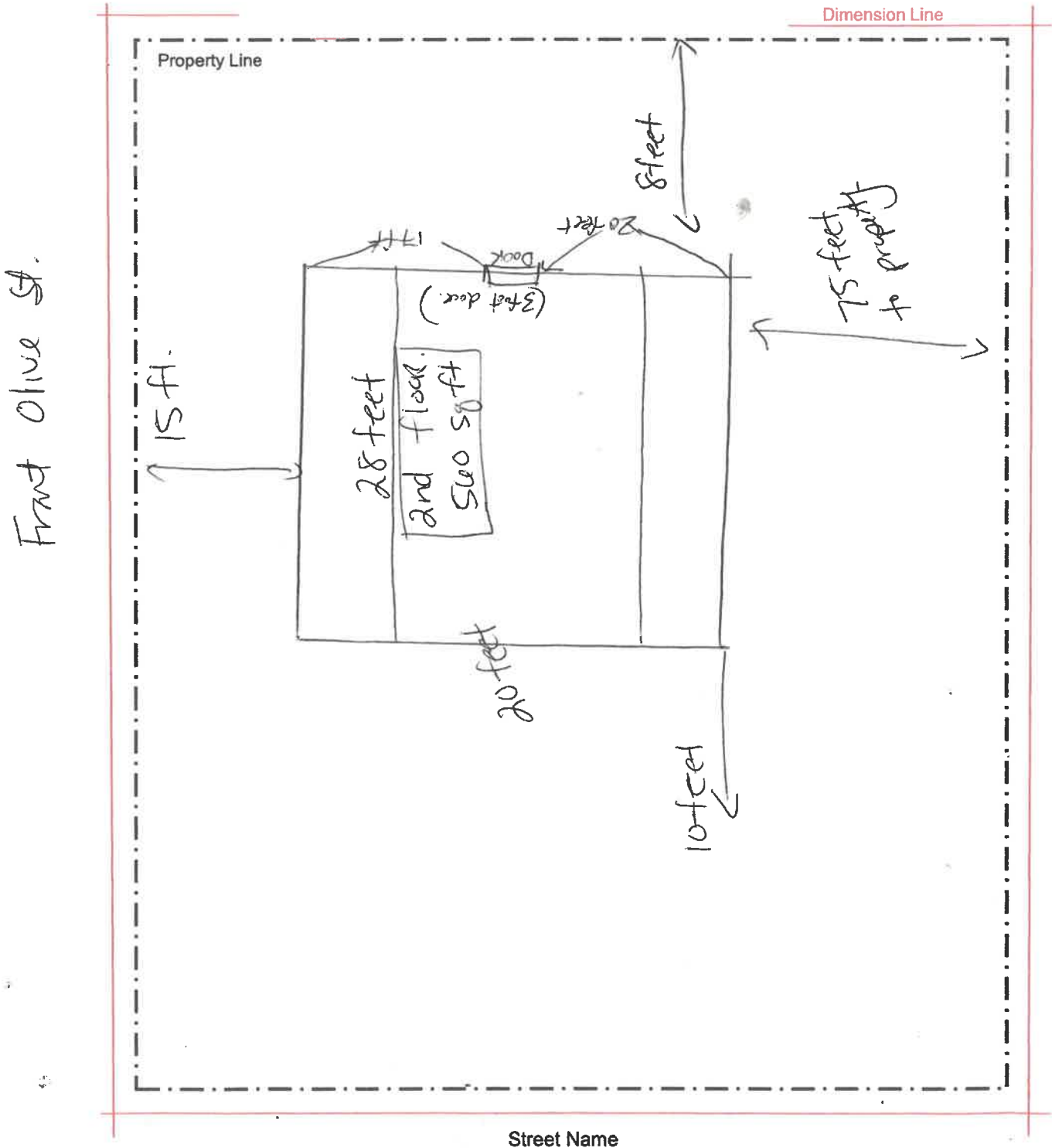
Zoning Clearance Plot Plan (not to scale)

All Sketches must include the following details:

- Dimensions Of The Property
- Dimensions of existing and proposed buildings
- Distances from all building to the property lines
- All drawings shall include aerial, plat or both
- Irregular shaped lots: Use separate sheet.

SHOW ALL DETAILS ON SKETCH BELOW

Rectangularly Shaped Lots



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.

4825 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.

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: 4825 N. Second Street
SUP Accessory residence

Chairman
Catherine Nelson

Signature

Date



ZONING BOARD OF APPEALS

Community Development Department

Date: August 15, 2024

SUBJECT: A Variance to allow a 20-foot high pylon business sign from a maximum allowable 8-foot high business sign in IL_CR (Light Industrial_Commercial Retail)

LOCATION: 4899 N. Perryville Road

ZONING DISTRICT:

| | |
|-------|--|
| North | R1 (Single Family Residential) |
| South | IL_CR (Light Industrial_Commercial Retail) |
| East | R1 (Single Family Residential) |
| West | CR (Commercial Retail) |

Property Information:

IL Requirements

Setbacks:

Required:

| | |
|----------------------|---------|
| Signage setback: | 10 feet |
| Maximum sign height: | 8 feet |

Provided:

| | |
|------------------|---------|
| Signage setback: | 12 feet |
|------------------|---------|

The drawing is small, it appears that the sign base setback will be 12 feet.

| | |
|--------------------|---------|
| Signage Requested: | 20 feet |
|--------------------|---------|

Findings:

- 1 Strict or literal interpretation and enforcement of the regulation would not result in unnecessary physical hardship. The property owner will still be allowed a sign for the business. The maximum height is 8 feet, but may be as high as 15 feet if the commercial business has four or more businesses located on the same lot.
- 2 There are extraordinary circumstances or conditions applicable to the property that would prevent the owner from meeting the standard requirements for the 8 foot monument sign. While the presence of the business will be evident, the business will be set back on the property quite a bit from the roadway. This may cause visibility issues for the dealership. The one thing not considered for these types of signs is the size of the lot. In most cases this wouldn't be problematic, however, this is an exceptionally large lot. A smaller sign may not sufficiently bring attention to this business .
- 3 Strict interpretation will not deprive the applicant of privileges enjoyed by owners in the same zoning district. All new business that comes into the city have the same

requirement or standards that shall be met with consideration for structures such as this. The land is sizable. The city has very few lots of this size for commercial development. Given the requirement of 8 feet, the dealership sign may not be suitable in size for this size lot.

4

The granting of the variation will not constitute special privilege where hardship does exist. Kia dealerships across the region have been required by municipalities to install monument signs. The larger "signature" dealership signs are not brand requirements. Dealership signage is left solely to the discretion of the franchise owner.

STAFF COMMENTS:

Approval - A Variance to allow a 20-foot high business sign from a maximum allowable 8-foot high business sign in the IL_CR (Light Industrial_Commercial Retail)

Condition

The sign may not have any digital capabilities. The sign shall also provide obscurity for all supports, and provide landscaping. The landscape plan for the sign shall be provided at the time of permitting, and must be set back a minimum of 10 feet from the property line. No administrative approvals shall be permitted.

APPROVAL / DENIAL / TABLED

ATTACHMENTS:

See attachments

ZONING BOARD

RECOMMENDATIONS:

Vote: _____

CONDITIONS:

AUDIENCE

COMMENTS:



| | |
|-------------------|--|
| PROPERTY ADDRESS: | 4899 N. Perryville Road |
| PARCEL | 08-34-454-005 & 08-34-476-014 |
| ZONING DISTRICT: | Commercial General |
| APPLICANT: | Anderson Rockford Properties, LLC PO Box 10289 Loves Park, Illinois 61131 |
| PROPERTY OWNER: | Anderson Rockford Properties, LLC 4899 N. Perryville Road 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.

4899 N. Perryville Road

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: 4899 N. Perryville Road
8 ft sign to requested 20 foot sign

Chairman
Catherine Nelson

Signature

Date



ZONING BOARD OF APPEALS

Community Development Department

Date: August 15, 2024

SUBJECT: Chapter 102, Zoning, Article III, Districts, Division 1, Generally, Section 102-132, Site area and dimension; Requirements and exceptions, (E)

Updating the fence requirements to require access where utilities and drainage are recorded.

STAFF COMMENTS: **Approval:** Chapter 102, Zoning, Article III, Districts, Division 1, Generally, Section 102-132, Site area and dimension; Requirements and exceptions, (E)

APPROVAL / DENIAL / TABLED

ATTACHMENTS: See attachments

**ZONING BOARD
RECOMMENDATIONS:**

Vote: _____

CONDITIONS:

**AUDIENCE
COMMENTS:**

ORDINANCE NO.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LOVES PARK,
ILLINOIS:

AN ORDINANCE AMENDING CHAPTER 102, ZONING, ARTICLE III, DISTRICTS,
DIVISION 1, GENERALLY, SECTION 102-132, SITE AREA AND DIMENSION;
REQUIREMENTS AND EXCEPTIONS, (E) OF THE CODE OF ORDINANCES OF THE
CITY OF LOVES PARK

WHEREAS, the City desires to amend certain portions of Chapter 102 –
Zoning, and

WHEREAS, a public hearing before the Zoning Board of Appeals was held
thereon after due notice in the manner provided by law, and

WHEREAS, said Board has made a report recommending the approval of the
Text Amendment, and

WHEREAS, the City of Loves Park is authorized and empowered by the Statute
to adopt and enforce the provisions of this ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY
OF LOVES PARK, ILLINOIS AS FOLLOWS:

Text Amendment of the Loves Park Zoning Ordinance as follows:

AMEND: Chapter 102, Zoning, Article III, Districts, Division 1, Generally,
Section 102-132, Site Area and Dimension; Requirements and exceptions,
(e), as follows:

- (e) Fencing regulations. All fences shall be installed with the finished side facing the adjacent property and fence posts facing the property on which the fence is placed. There shall be no height restrictions for open mesh type fencing used to enclose publicly owned parks, recreation areas, or school sites. In all cases, barbed wire is not permitted. Fences shall provide access. Fences located in or near utility easements are allowed, but shall provide a gate for access on the easement. Fences shall not be permitted in recorded drainage easements, and must have at least one gate near the easement for access.

All other provisions of Chapter 102, Zoning, Article III, Districts, Division 1,
Generally, Section 102-132, Site Area and Dimension; Requirements and
exceptions, shall remain in effect as previously published.

The recommendation of the Zoning Board of Appeals on the question of granting this Text Amendment is hereby accepted, adopted and made a part of this Ordinance. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

APPROVED:

MAYOR

ATTEST:

CITY CLERK

PASSED:

APPROVED:

PUBLISHED:



ZONING BOARD OF APPEALS

Community Development Department

Date: August 15, 2024

SUBJECT: Chapter 102, Zoning, Article III, Districts, Division 4, Industrial, Section 102-188, IL Light Industrial Districts, (f)

Adding building materials standards for new construction in light industrial zoning districts.

STAFF COMMENTS: Approval: Chapter 102, Zoning, Article III, Districts, Division 4, Industrial, Section 102-188, IL Light Industrial Districts, (f)

APPROVAL / DENIAL / TABLED

ATTACHMENTS: See attachments

**ZONING BOARD
RECOMMENDATIONS:**

Vote: _____

CONDITIONS:

**AUDIENCE
COMMENTS:**

ORDINANCE NO.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LOVES PARK,
ILLINOIS:

AN ORDINANCE AMENDING CHAPTER 102, ZONING, ARTICLE III, DISTRICTS,
DIVISION 4, INDUSTRIAL, SECTION 102-188, IL LIGHT INDUSTRIAL DISTRICT, OF
THE CODE OF ORDINANCES OF THE CITY OF LOVES PARK

WHEREAS, the City desires to amend certain portions of Chapter 102 –
Zoning, and

WHEREAS, a public hearing before the Zoning Board of Appeals was held
thereon after due notice in the manner provided by law, and

WHEREAS, said Board has made a report recommending the approval of the
Text Amendment, and

WHEREAS, the City of Loves Park is authorized and empowered by the Statute
to adopt and enforce the provisions of this ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY
OF LOVES PARK, ILLINOIS AS FOLLOWS:

Text Amendment of the Loves Park Zoning Ordinance as follows:

Add: Chapter 102, Zoning, Article III, Districts, Division 4, Industrial, Section
102-188, IL Light Industrial District, (f), as follows:

(f) Light Industrial material guidelines:

- (1) All building facades, public or private, shall be designed to enhance the character of the zoning district with the use of durable natural materials and architectural features. All exterior building materials shall be used in a carefully thought out manner, with consideration for innovation, compatibility of materials with design and structural requirements, and must incorporate energy-efficient and environmentally friendly materials where possible.

Approved exterior materials

- Brick or brick veneer
- Natural stone (limestone, brownstone, lannon stone, marble or granite)
- Concrete tile roofing
- Cement-fiber siding
- Decorative concrete masonry units (CMU) - plain concrete blocks shall not be exposed
- Concrete, including pre-cast panels, shall be used when incorporating color, texture and architectural finish features

- Exterior grade wood - accent only, limited to 20%
- Composite or manufactured wood siding - accent only
- Stucco or EFIS - shall not be used on first story, and shall not exceed 30% of any wall area
- Vinyl - accent only, accent only, limited to 10% of exterior building materials used.
- Glass block - only as a feature element, not for glazing or windows
- Brick and stone
- Manufactured stone
- Commercial grade asphalt shingle
- Slate roofing
- Glass
- Metal or synthetic panels –accent only, limited to 10% of the exterior building materials used.
- Corrugated metal, or corrugated synthetic materials – accent only, shall not exceed 10% of the exterior building materials used.
- Aluminum Siding – accent only, limited to 10% of exterior building materials used.

Unapproved exterior materials

- Veneer based plywood siding
- Plywood panels
- Plexi-glass or resins
- Standing seam or batten seam metal roofing - unless dictated by the specific architectural style
- Painted smooth-faced concrete masonry units - unless used in locations behind screened walls
- Exposed steel framing - unless integral to the design
- T1-11 siding
- Corrugated tin and aluminum roofing - unless dictated by the specific architectural style
- Smooth or exposed concrete block
- Corrugated metal, or corrugated synthetic materials.

- (2) Building and signage colors shall complement each other. Creative or innovative use of color and materials is encouraged.

All other provisions of Chapter 102, Zoning, Article III, Districts, Division 4, Industrial, Section 102-188, IL Light Industrial District, shall remain in effect as previously published.

The recommendation of the Zoning Board of Appeals on the question of granting this Text Amendment is hereby accepted, adopted and made a part of this Ordinance. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

A P P R O V E D:

MAYOR

ATTEST:

CITY CLERK

PASSED:

APPROVED:

PUBLISHED:



ZONING BOARD OF APPEALS

Community Development Department

Date: August 15, 2024

SUBJECT: Chapter 102, Zoning, Article III, Districts, Division 3, Section 102-174, CR Retail Commercial District, (c), Special Uses, (22)

Adding pet daycare, grooming, and training establishments as permitted uses by special use only.

STAFF COMMENTS: Approval: Chapter 102, Zoning, Article III, Districts, Division 3, Section 102-174, CR Retail Commercial District, (c), Special Uses, (22)

APPROVAL / DENIAL / TABLED

ATTACHMENTS: See attachments

**ZONING BOARD
RECOMMENDATIONS:**

Vote: _____

CONDITIONS:

**AUDIENCE
COMMENTS:**

ORDINANCE NO.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LOVES PARK,
ILLINOIS:

AN ORDINANCE AMENDING CHAPTER 102, ZONING, ARTICLE III, DISTRICTS,
DIVISION 3, SECTION 102-174, CR RETAIL COMMERCIAL DISTRICT, (C), SPECIAL
USES, (22), OF THE CODE OF ORDINANCES OF THE CITY OF LOVES PARK

WHEREAS, the City desires to amend certain portions of Chapter 102 –
Zoning, and

WHEREAS, a public hearing before the Zoning Board of Appeals was held
thereon after due notice in the manner provided by law, and

WHEREAS, said Board has made a report recommending the approval of the
Text Amendment, and

WHEREAS, the City of Loves Park is authorized and empowered by the Statute
to adopt and enforce the provisions of this ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY
OF LOVES PARK, ILLINOIS AS FOLLOWS:

Text Amendment of the Loves Park Zoning Ordinance as follows:

ADD: Chapter 102, Zoning, Article III, Districts, Division 3, Section 102-
174, CR Retail Commercial District, (c), Special Uses, (22) as follows:

(22) Pet daycare, pet grooming and pet training establishments

All other provisions of Chapter 102, Zoning, Article III, Districts, Division 3,
Section 102-174, CR Retail Commercial District, (c), Special Uses, shall remain
in effect as previously published.

The recommendation of the Zoning Board of Appeals on the question of granting this
Text Amendment is hereby accepted, adopted and made a part of this Ordinance. This
Ordinance shall be in full force and effect from and after its passage, approval, and
publication in pamphlet form as provided by law.

A P P R O V E D:

MAYOR

A T T E S T:

CITY CLERK

PASSED:

APPROVED:

PUBLISHED:



ZONING BOARD OF APPEALS

Community Development Department

Date: August 15, 2024

SUBJECT: Chapter 102, Zoning, Article III, Districts, Division 3, Section 102-175, CG
General Commercial District, (b), (58)

Amending section to include pet daycare, grooming, and training establishments as permitted uses.

STAFF COMMENTS: Approval: Chapter 102, Zoning, Article III, Districts, Division 3, Section 102-175, CG
General Commercial District, (b), (58)

APPROVAL / DENIAL / TABLED

ATTACHMENTS: See attachments

**ZONING BOARD
RECOMMENDATIONS:**

Vote: _____

CONDITIONS:

**AUDIENCE
COMMENTS:**

ORDINANCE NO.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LOVES PARK,
ILLINOIS:

AN ORDINANCE AMENDING CHAPTER 102, ZONING, ARTICLE III, DISTRICTS,
DIVISION 3, SECTION 102-175, CG GENERAL COMMERCIAL DISTRICT, (B), (58),
OF THE CODE OF ORDINANCES OF THE CITY OF LOVES PARK

WHEREAS, the City desires to amend certain portions of Chapter 102 –
Zoning, and

WHEREAS, a public hearing before the Zoning Board of Appeals was held
thereon after due notice in the manner provided by law, and

WHEREAS, said Board has made a report recommending the approval of the
Text Amendment, and

WHEREAS, the City of Loves Park is authorized and empowered by the Statute
to adopt and enforce the provisions of this ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY
OF LOVES PARK, ILLINOIS AS FOLLOWS:

Text Amendment of the Loves Park Zoning Ordinance as follows:

AMEND: Chapter 102, Zoning, Article III, Districts, Division 3, Section 102-
175, CG General Commercial District, (b), (58) as follows:

(58) Pet daycare, pet grooming and pet training establishments

All other provisions of Chapter 102, Zoning, Article III, Districts, Division 3,
Section 102-175, CG General Commercial District, shall remain in effect as
previously published.

The recommendation of the Zoning Board of Appeals on the question of granting this
Text Amendment is hereby accepted, adopted and made a part of this Ordinance. This
Ordinance shall be in full force and effect from and after its passage, approval, and
publication in pamphlet form as provided by law.

A P P R O V E D:

MAYOR

A T T E S T:

CITY CLERK

PASSED:

APPROVED:

PUBLISHED:



ZONING BOARD OF APPEALS

Community Development Department

Date: August 15, 2024

SUBJECT: Chapter 102, Zoning, Article III, Districts, Division 3, Section 102-174, CR Retail Commercial District, (c), Special Uses, (23)

Adding veterinary clinics as permitted uses in commercial retail, but only by special use.

STAFF COMMENTS: Approval: Chapter 102, Zoning, Article III, Districts, Division 3, Section 102-174, CR Retail Commercial District, (c), Special Uses, (23)

APPROVAL / DENIAL / TABLED

ATTACHMENTS: See attachments

**ZONING BOARD
RECOMMENDATIONS:**

Vote: _____

CONDITIONS:

**AUDIENCE
COMMENTS:**

ORDINANCE NO.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LOVES PARK,
ILLINOIS:

AN ORDINANCE AMENDING CHAPTER 102, ZONING, ARTICLE III, DISTRICTS,
DIVISION 3, SECTION 102-174, CR RETAIL COMMERCIAL DISTRICT, SPECIAL
USES, (23), OF THE CODE OF ORDINANCES OF THE CITY OF LOVES PARK

WHEREAS, the City desires to amend certain portions of Chapter 102 –
Zoning, and

WHEREAS, a public hearing before the Zoning Board of Appeals was held
thereon after due notice in the manner provided by law, and

WHEREAS, said Board has made a report recommending the approval of the
Text Amendment, and

WHEREAS, the City of Loves Park is authorized and empowered by the Statute
to adopt and enforce the provisions of this ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY
OF LOVES PARK, ILLINOIS AS FOLLOWS:

Text Amendment of the Loves Park Zoning Ordinance as follows:

ADD: Chapter 102, Zoning, Article III, Districts, Division 3, Section 102-
174, CR Commercial Retail District, (C), Special Uses, (23) as follows:

(23) Veterinary clinics

All other provisions of Chapter 102, Zoning, Article III, Districts, Division 3,
Section 102-174, CR Commercial Retail District, 102-174, CR Commercial Retail
District, (C), Special Uses, shall remain in effect as previously published.

The recommendation of the Zoning Board of Appeals on the question of granting this
Text Amendment is hereby accepted, adopted and made a part of this Ordinance. This
Ordinance shall be in full force and effect from and after its passage, approval, and
publication in pamphlet form as provided by law.

A P P R O V E D:

MAYOR

A T T E S T:

CITY CLERK

PASSED:

APPROVED:

PUBLISHED: