



AGENDA
LOVES PARK ZONING BOARD OF APPEALS
September 19, 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 **August 15, 2024** meeting
3. Report from the Zoning Office – None
Unfinished 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.
5. New business –
 - A. **6239 N. Second Street** – A Special Use Permit to allow automobile sales in the CR (Commercial Retail) Zoning District.
 - B. **4020 Stadium Drive (12-02-226-017)** – A Special Use Permit for an automobile oil change service use in the CR (Commercial Retail) and E. Riverside/I90 Overlay District.
6. Public participation & comment
7. General discussion
8. Adjournment

Andrew Quintanilla
Zoning Officer



Minutes of the Loves Park Zoning Board of Appeals

Date: August 15, 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>Mrs. Taylor</u>
	<u>Ms. Hall</u>	<u>Mr. Kutz</u>
	<u>Mr. Daniels</u>	<u>Mr. Carlson</u>

Members Absent: _____

Others Present Andrew Quintanilla (Secretary) _____

2. Minutes

Mrs. Hall moved to approved the minutes from the **July 18, 2024** meeting. Mrs. Taylor second the motion. Motion carried by vote.

3. Zoning Office Report - 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

Petitioner: Andy Bufalo, Brandi Korando

Ms. Korando stated that the property is being renovated to allow for a new laundromat. She stated that the street in congested with a number of businesses. She stated that there are four or five consecutive signs that are in direct view of where the required eight foot sign would be, and were requesting an offset for where the sign would be and to go a little higher for visibility reasons.

Mrs. Nelson stated that City Staff has denied the variance due to where the sign will be located, and that there were not many fifteen foot signage and doesn't meet the restrictions that the City has there.

Ms. Korando asked if there were any recommendations by the City to modify what the their request is so that they could get something a bit more visible in the area.

Staff stated that our office recommended denial given that the sign did not meet our current sign requirements for a single use. Staff was unsure of the justification for setting the sign back twenty-five feet vs the required ten feet.

Ms. Korando stated that if that was the modification that would permit the approval they would be okay with that, they wanted to leave room for the landscaping that is required. Additionally, there

was concern about visibility due to the trees, other business signs, and utility poles on the edge of the property. Ms. Korando stated that there was just a vision obstacle they were trying to overcome, and that they were open to recommendations from the board.

Staff stated that as the request was made, that is how the petition was published. Staff stated that they could resubmit for the following month with for further consideration.

Mr. Daniels stated that if the plan was to resubmit the request, that she should spend the time working with City Staff to discuss the issues and find some common ground or understanding so that both parties are satisfied with the outcome.

Ms. Korando stated that she was under the impression that this was where they were at this evening otherwise she would have gave notifications prior to this evenings meeting, but yes she will look at next steps to get the petition ready.

NO PETITIONERS PRESENT

BOARD DISCUSSION

Mr. Carlson asked if anyone was aware how tall the Cube smart sign was. Mr. Carlson stated that the sign was tall.

Staff stated that the sign has been there for some time, but if the sign was impacted by an act of God, the business would need to conform to the new sign code. The City does allow signage to be refaced, but when the structure is compromised or the integrity of the sign is impacted the business would be required to conform.

Staff did indicated that the applicant had the capacity to install a signage based on the linear feet for property which would include roughly 604 square feet available for use, so there was the capacity to use it to increase visibility.

Mrs. Nelson stated that there was not a hardship noted, and that is when there would be consideration for the variance.

Mrs. Nelson recommended that the applicant come back, but work with the City Staff to find some resolution to the signage problem to ensure greater visibility.

Staff asked if the property was going to remain a laundromat. Staff recalled discussions where the owner was going to be putting his contracting business at this location as well. Staff inquired if that was the case here.

Mr. Bufalo stated that initially he was going to relocate his business to the property, but plans have since changed. The property will now be just a laundromat and slots place located at this property. No other businesses will be established at this location.

Mr. Bufalo stated the building is setback quite a bit away from the roadway, and because of that, he wanted to be able to have his business be seen when traffic is going as fast as forty-five miles an hour.

Mr. Carlson stated that he noticed there were power lines running through the front of the property, as well as, other taller signs such as billboards down Forest Hills.

Mr. Laudicina stated if there was something the board could do now so the applicant would not have to wait an additional month or if they would have to resubmit.

Mrs. Nelson stated that the applicant would have to resubmit because they would have to address a variance being requested. She also stated that they have to follow the nature of the variance request.

Mr. Bufalo stated that the sign project was on hold because of some electrical issues that needed to be resolved, but when the issues have been resolved he wanted to move sooner. Mr. Bufalo stated that they didn't have any problems meeting the ten foot setback.

Mrs. Nelson stated that Mr. Bufalo could bring the sign forward and work with Staff on the location without a need for asking for a variance.

Mr. Bufalo stated he wanted to seek the larger sign for all of the issues discussed, and that the next step would to meet with Staff to review the request. He also stated that the building is the former site of the western business, and that with a lower sign he would not have the visibility he wants to ensure that people would see his business.

Mr. Nelson stated that the applicant can request to lay the petition over to the next meeting, while amending the application, otherwise now she would be looking for a motion to deny due to the lack of a sufficient hardship for the variance to be granted.

Mrs. Nelson stated if they make the request to lay the petition over for next month, this would put the request on the agenda for consideration and to work with Staff to make changes with the request.

Mr. Nicolosi stated that the board may approve the sign based on the information provided.

Staff commented that the board may approve the sign or deny it

Mr. Carlson stated that if the sign is going to be denied, the applicant should come back, but if they are going to approve the sign the board should just approve it.

Mr. Bufalo asked what would be considered sufficient hardship.

Staff explained what would be deemed a sufficient hardship brought about by the land and not a hardship derived from the owners personal circumstances.

Mr. Bufalo stated that because his building is sitting back farther than the other buildings in the area that this would not be considered a hardship.

Staff stated that a hardship was never discussed, not that it isn't a hardship, but rather a request in application form for a fifteen foot high sign. Staff stated that he did not take the request himself, rather it was dropped off. He also stated that he would usually discuss the hardship with the applicant. Staff had indicated that there were discussion that occurred over several months. Staff stated that you will be required to have an actual hardship to present to the board.

Ms. Hall asked if the setback is coming from the drawing provided.

Staff stated yes at the owners request.

Ms. Hall stated the building is set back very far for visibility, and wondered if there was a compromise to be made the signage is approved, but the setback is not. In truth she was uncertain whey the applicant would want the sign set back so far and not closer to the road.

Mr. Bufalo agreed, and said that he didn't have a problem meeting the setback.

Mr. Hall understands that the height is the subject of the approval.

Mr. Daniels stated that he was not comfortable negotiating an issue that was not property vetted by Staff and that he didn't understand the regulations for signs. He felt that it would be appropriate to lay petition over to give the applicant time to have conversations with Staff to provide a clear understanding of the intent to make a recommendation to the board.

Mr. Bufalo stated that the site plan would need to be chanced from 25 feet to 10 feet.

Mrs. Nelson stated that a hardship would have to be shown.

Mr. Bufalo stated that wouldn't the distance from the building be a hardship?

Staff stated that you can make a case for a hardship based on the setback.

Staff stated that he had not been to the site, but had looked at the property using online sources. Staff stated that with his review that he wasn't able to determine that there was sufficient information to merit a hardship.

Mrs. Nelson stated that laying the petition over, after hearing testimony, and that Staff was aware of of existing issues, you may work with Staff to iron out the details of the request for next month.

Mr. Daniels made a motion to lay over 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 for 6202 Forest

Hills Road.

Mr. Kutz second the motion. Motion carried by vote 5-6. Mr. Carlson opposed the motion.

Mrs. Nelson stated that the petition will be laid over until September 19, 2024, but that the applicant should contact Staff to work on the petition..

B 4825 N. Second Street – A Special Use Permit for accessory residence in the CG (Commercial General) (Commercial General) Zoning District.

Petitioner: Kari Morris de Hernandez

Mrs. Hernandez stated that her and her husband have been renting a property on N. Second for the last five years, the owner past recently. The property has been a dental lab for the last twenty years. She stated they just recent purchased the building and will be continuing the dental lab use. She said upstairs there is an apartment, but was not sure when the building was modified to include an apartment. She stated that they would like to renovate the upstairs to finish the apartment for use with their family. She stated that she has a son that is attending community college and would like to have the space available to allow him to stay there. He would act as a property manager to monitor security of the building while giving him some independence.

NO PETITIONERS PRESENT

BOARD DISCUSSION

Mrs. Nelson stated that the use will remain the same, and that the applicant would be improving the property for accessory residence.

Ms. Hernandez stated that the improvements will include access to the above area upstairs. There was a staircase some years ago, but the previous owner removed the staircase. Right now they have a pulldown in the middle of the lab, but will be adding a staircase on the outside of the building to have real access to the apartment upstairs.

Mrs. Nelson asked the owner if she was aware of the condition on the approval.

The owner stated yes, she was fine with the conditions.

FINDINGS OF FACT HAVE BEEN MET

Mr. Kutz made a motion for approval of a Special Use Permit for accessory residence in the CG (Commercial General) Zoning District for 4825 N. Second Street with the following conditions:

Conditions

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

Mr. Laudicina second the motion. Motion carried by vote 6-0.

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 September 3, 2024 at 4:30 pm, in Council Chambers. I will reach out to the applicant with the correct date.

- C 4899 N. Perryville Road – A Special Use Permit accessory residence in the CG (Commercial General) (Commercial General) Zoning District.

Petitioner: David Kieffer

The applicant explained that the request is for a twenty-foot pylon sign on Perryville Road. The applicant stated that the request is for visibility.

Staff indicated that it wasn't clear that the sign was going to observe the setback. Point of clarification regarding the setback observance. Staff clarified that to him it wasn't clear.

The applicant stated that the sign will be outside of the setback.

Staff remarked that a condition was placed on the approval for the sign, given that no supplemental information was provided on the sign other than the request to have a twenty-foot sign.

The applicant stated that he did have the information with him if we wanted to see it.

Staff informed him that the information will be necessary when permits are obtained.

NO PETITIONERS PRESENT

BOARD DISCUSSION

Mrs. Taylor made a motion to approve a Variance to allow a 20-foot high business sign from a maximum allowable 8-foot high business sign in IL_CR (Light Industrial Commercial Retail) for 4899 N. Perryville Road with the following condition

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.

Mr. Laudicina second the motion. Motion carried by vote 6-0.

- D 1616 Windsor Road (0832-351-003 & 0832-351-004) - A Revocation of a Special Use Permit for outdoor in conjunction with a metal recycling business in the IL (Light Industrial) Zoning District.

Staff has been working with Cimco to complete a requirement for the Special Use Permit that was approved in 2021. Staff commented that Cimco has completed the requirement, and as such, City Staff would request that the revocation be removed from the agenda for consideration.

Mr. Carlson made a motion to remove item D, 1616 Windsor Road from the agenda.

Mr. Laudicina second the motion. Motion carried by vote 6-0.

- E. Text Amendment – AMEND; Chapter 102, Zoning, Article III, Districts, Division 1, Generally, Section 102-132, (e), Fencing regulations:

Staff stated that people are now looking to install fences, that it is that time of year. Staff also stated that some residents have installed fences in easements such as electrical or drainage over the years, but that the City didn't really address this in the code. The text amendment was primarily to address easements, drainage and access.

Mr. Carlson made a motion to approve Chapter 102, Zoning, Article III, Districts, Division 1, Generally, Section, 102-132, Site area and dimension; requirements and exceptions, (e), fencing regulations as presented by Staff;

Mr. Laudicina second the motion. Motion carried by vote 6-0.

- F. Text Amendment – ADD: Chapter 102, Zoning, Article III, Districts, Division 4, Industrial, Section 102-188 IL Light Industrial District, (b), (18), Design standards.

Staff stated that we have design standards for new development in commercial, but did not have any design standards in light industrial. Staff stated that we were seeing approval from the board to place the design standards in light industrial. He stated that there were areas with IL CR designations, and with just IL designations. Staff identified areas such as Sport score, Starwood and Interstate areas. As new development comes in we would like the opportunity to work with the businesses to be able to implement a higher design standard.

Ms. Hall inquired about why we would not allow EIFS on the first floor.

Staff stated that this is a recommendation, however, there may be an issue with the quality. Staff stated that it was an artificial building material.

Ms. Hall stated that the material was used on Victory and some other location. She also stated that it is a commonly used construction material and did not understand why we would not allow it.

Mrs. Nelson stated that it is allowed, only the use of the material is limited.

Staff stated that the Zoning Board may remove or add to Staffs proposal.

Staff stated that these were the same or similar design standards already passed by the Zoning Board for commercial retail development.

Mr. Carlson referenced the limitation based on the percentages. Other materials that were not permitted were listed separately at the bottom.

Discussion on materials and modifications to what was presented.

Ms. Hall inquired as to why there would be no aluminum siding allowed.

Staff stated that the City was looking to change the look of the area, and that development for this area has begun, and shortly the implementation of Riverside Commons. Staff referenced Lino's, and the containers that will be used as part of this project.

Ms. Hall asked if this will be only for that village or will it be across the board.

Staff stated that this will only be for light industrial.

Ms. Hall stated that business look to what they can afford. She made reference to the limitations of materials.

Staff stated that this was only applicable to brand new construction, and as such, new site development would require an investment into the site development. Any owner would be able to come in to ask for a variance to the building materials.

Mr. Laudicina stated that he had concern with some of the restrictions placed on materials for new construction. His thought was that maybe the City could revisit the proposal.

Mrs. Nelson asked Staff he wanted to take more time to consider the amendment and reevaluate the restrictions placed on materials.

Mrs. Taylor stated that there is the possibility of a new business that wanted to locate in this area, but would be limited in materials selection for site development, and thought that this might be one of those things where the Board would be seeing many requests for variances. She also stated that, as presented, it appeared to be specifically restrictive.

Mr. Daniels asked how the design standards were developed. He was curious as to whether they were architectural recommendations, guidelines taken from other communities. How were they developed.

Staff stated that these changes were brought in many years ago, and approved by this body for new commercial development.

Frank made reference to the costs associated with development and how costs may add up. If the City is restricting businesses that they can not use stucco,....

Discussion on materials and option to lay the agenda item over for further consideration

Ms. Hall made a motion to lay Item F over for further consideration, Text Amendment, Chapter 102, Zoning, Article III, Districts, Division 4, Industrial, Section 102-188, IL Light Industrial District, (b), (18), Design standards

Mr. Carlson second the motion. Motion carried by vote 6-0

G Text Amendment – ADD: Chapter 102, Zoning, Article III, Districts, Division 2, Residential, Section 102-152, R1 Single Family Residential

Mr. Carlson made a motion to lay item G over for further consideration, Text Amendment, Chapter 102, Zoning, Article III, Districts, Division 2, Residential, Section 102-152, R1 Single Family Residential

Mr. Laudicina second the motion. Motion carried by vote 6-0

- H. Text Amendment – ADD: Chapter 102, Zoning, Article III, Districts, Division 3, Commercial, Section 102-174, CR Commercial Retail, (c), Special Uses, 22, Pet

Mr. Carlson made a motion to approve 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

Mr. Daniels second the motion. Motion carried by vote 6-0

- 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.

Mr. Daniels made a motion to approve Chapter 102, Zoning, Article III, Districts, Division 3, Commercial, Section 102-175, CG Commercial General, (b), 58, Pet grooming, daycare and training facilities.

Mrs. Carlson second the motion. Motion carried by vote 6-0

- 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

Staff stated veterinarian clinics are permitted in CG, but Staff wanted to place them in CR as a special use.

Mr. Daniels made a motion to approve a text amendment Chapter 102, Zoning, Article III, Districts, Division 3, Commercial, Section 102-174, CR Commercial Retail, (c), Special Uses, 23, Veterinarian Clinics

Discussion on location and services provided.

Mrs. Taylor second the motion. Motion carried by vote 5-1

6. Public Participation and Comment

None

7. General Discussion

Mr. Carlson disagreed that the body would approve a sign for a 20 foot sign for a dealership and not a 15-foot sign and require the applicant to come back. He felt that the sign should have been approved. Mr. Laudicina stated that the building setback was a hardship, but didn't agree with setting the sign so far back on the lot. Discussion on whether the applicant was aware of the recommendation for denial. Staff stated that the applicant receives the packet before the meeting for review. Staff will meet with the applicant to discuss the application ahead of

the next meeting. Discussion on traffic, and understanding of a hardship, and alternatives for the signage.

Mr. Carlson moved that the meeting be adjourned. Second by Mrs. Taylor. Motion carried by vote 6-0.
The meeting adjourned at 6:51 PM.

Secretary, Andrew Quintanilla



ZONING BOARD OF APPEALS

Community Development Department

Date: September 19, 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
Signage height:	8 feet

Provided:

Signage setback:	25 feet
Signage Requested:	15 feet

Findings:

- 1 Strict or literal interpretation and enforcement of the regulation would result in unnecessary hardship. The property owner is rehabilitating an existing structure that it set back greater than 150 feet from the roadway which impacts the visibility of the business opening at this location.
- 2 There are extraordinary circumstances or conditions applicable to the property that hinder the owner from utilizing the property in a manner consistent with other property owners. The property has roughly a 4 foot grade change where the owner plans to install a sign. Because of the grade change. the sign will ultimately end up being 11 feet high overall. Additional obstacles include visibility for the business due to other structures that sit closer to the roadway, and utilities that have been established in right-of-way. Where there are power lines, and other utilities, the appropriate agencies do have the access to repair and maintain those utilities. Moving the back away from utilities is preferential to avoid any issues that may arise with those agencies.
- 3 Strict interpretation will impact the applicant of privileges enjoyed by owners in the same zoning district. The applicant is requesting the opportunity to install a sign

in an appropriate location with comparative height to other existing signs, while navigating the land with its existing issues.

4 The granting of the variation will not constitute special privilege. Given the larger setback being observed by the applicant, and efforts to rehabilitate an existing structure, it would be unrealistic for the request to be deemed special privilege.

5 The variation is for signage for a newly created business. Requests such as these do not pose any public health or safety risks to surrounding properties.

STAFF COMMENTS: Approval - 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:**

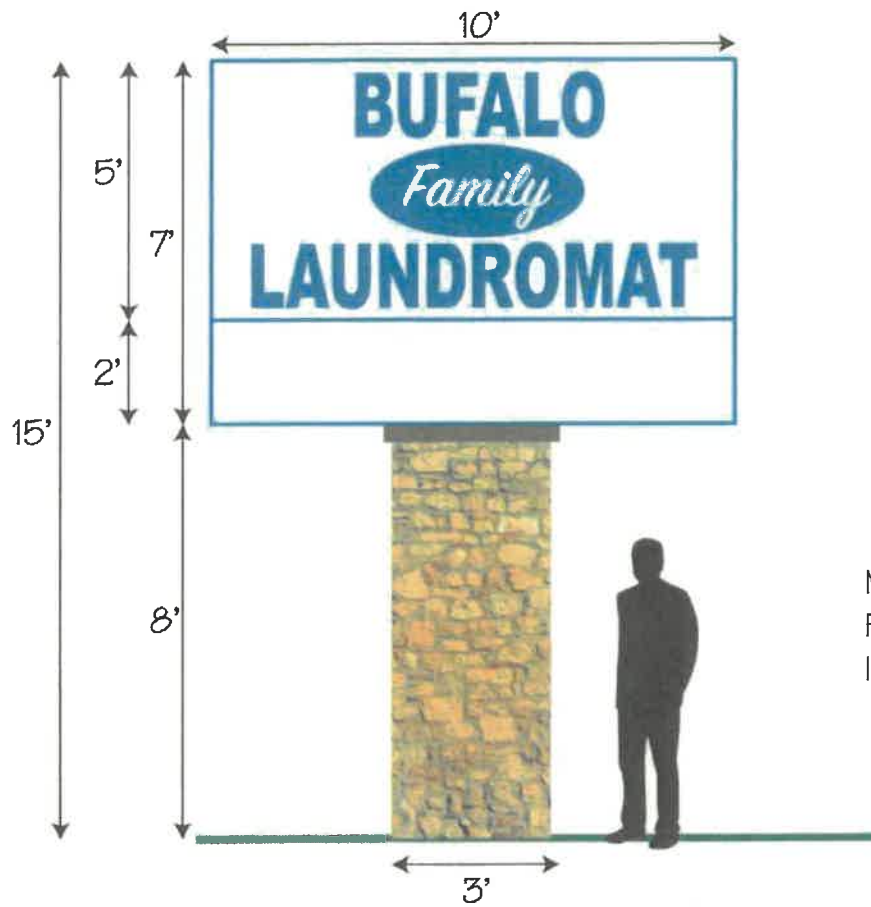
Vote: _____

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

IMAGE IS SIGNS	ROCKFORD BELVIDERE PH: 282-4141 FAX: 282-4157	7/5/2024 SCALE	<i>Notes:</i> Bufalo Family Laundry 6202 Forest Hills Rd Pylon Sign Rendering VARIANCE REQUIRED	Copyright Notice © This drawing and all reproductions thereof are the property of IMAGE SIGNS and may not be reproduced, published, changed or used in any way without written consent.
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3466 COLONY BAY DR., ROCKFORD IL PHONE #: 779-368-0256

August 21, 2024

City of Loves Park Planning and Zoning
Attn: Andrew Quintanilla
100 Heart Blvd
Loves Park, IL 61111

RE: Request for Variance - Hardships to the property

Dear Andrew,

I appreciate your time and attention to our previous request for variance regarding the sign height at the property at 6202 Forest Hills Road, Loves Park.

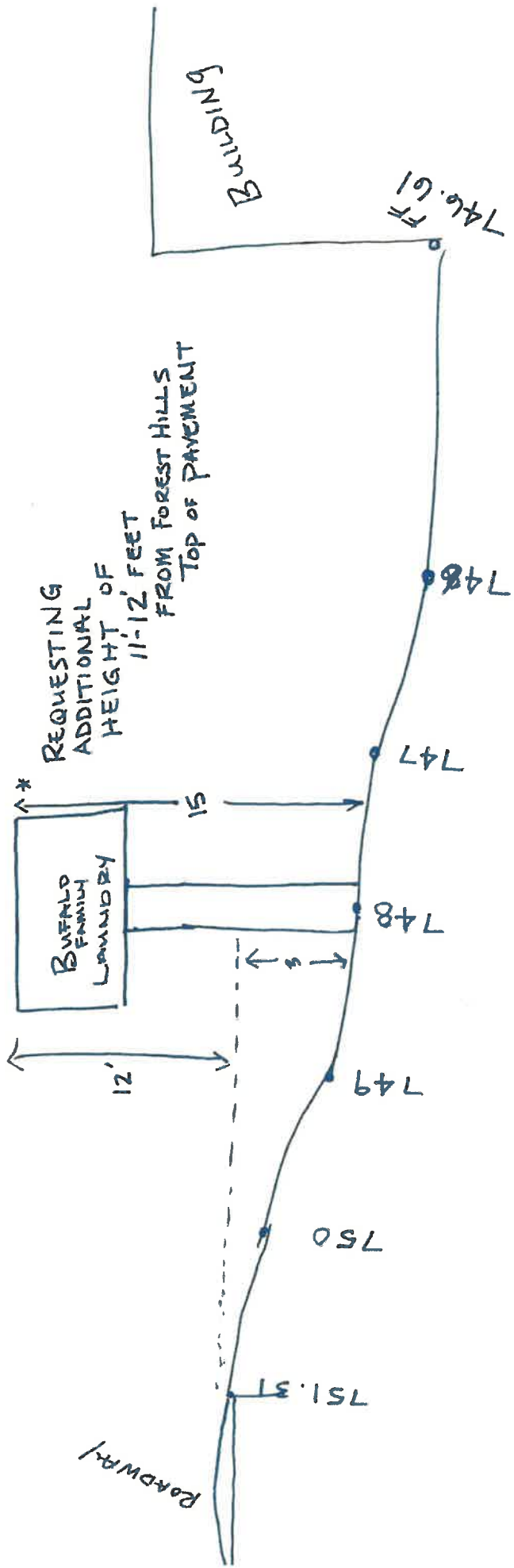
I want to thank you for sitting down yesterday with myself and Andy Bufalo for a more detailed look at the property and our options for the signage. We are asking for your review and consideration of the following items that we view as a hardship to the property.

- Elevations - the elevation of Forest Hills Road is 751.31 (curb inlet). The elevation of the lawn area that we have proposed the sign be located is 748-747. That is a loss in elevation from the street to the lawn of ~3.81 feet. Attached sketch represents loss of elevation. Since we have this drop we are revising the wording of our request to account for the elevation change. This would bring our sign request to 12' max above the city roadway.
- Setback - Regarding the sitelines of the building as it sits on the property. Bufalo Properties building sets 100' behind the adjacent home to the NE. Two more structures down to the NE is 130'. This setback from the other buildings (including existing signage) prevents 6202 from being seen until within a few feet of the new driveway.
- Utilities - There are several utilities located on the road side of the property. There are 3 sets of ComEd wires, water service, gas service and phone lines that run along the roadside. We do not want to install our permanent sign/landscaping in an area that could be potentially torn up by utility company improvements/repairs.

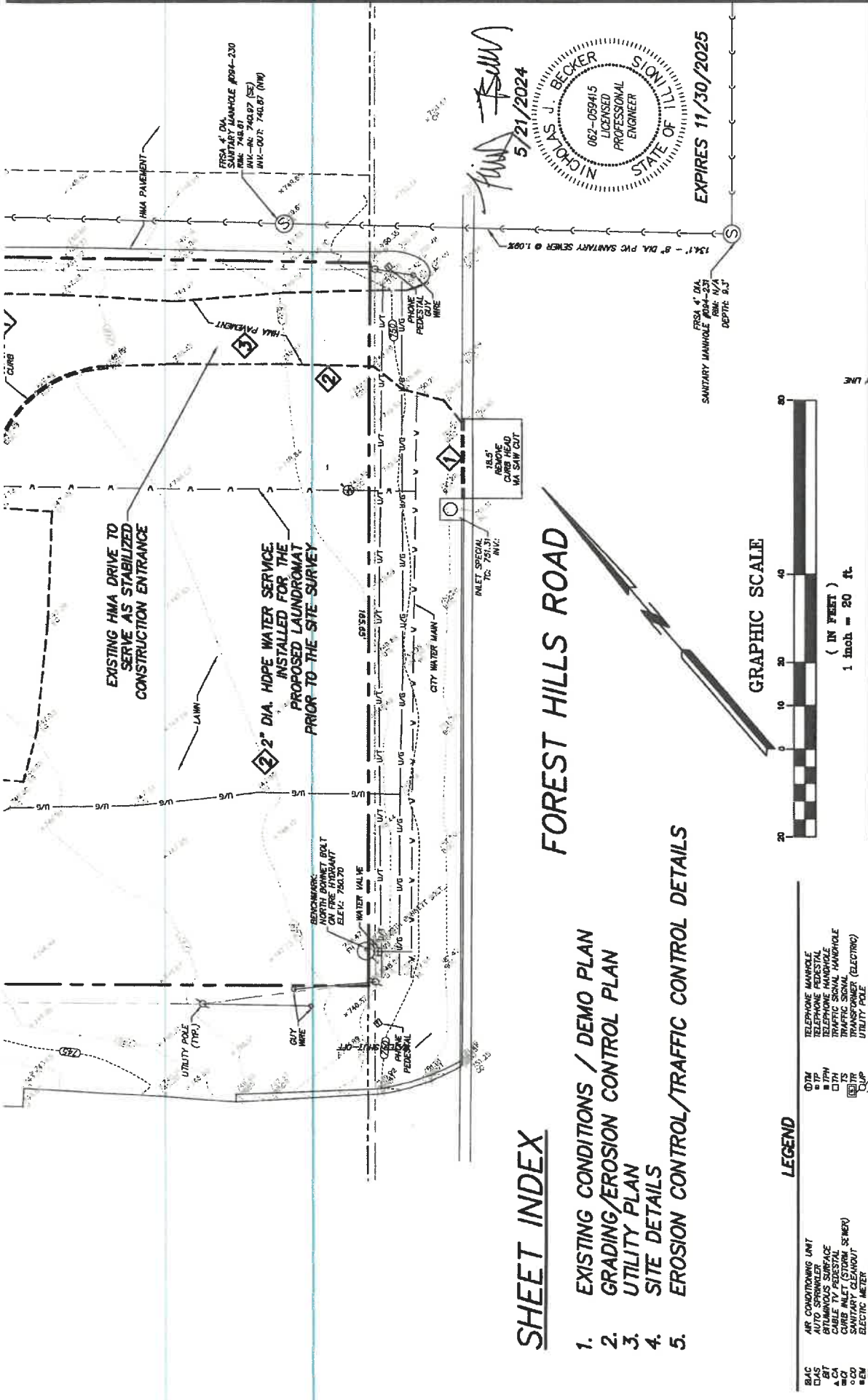
Please accept the above items as our proposed hardship and consider them in your review.

Respectfully,
Brandi Korando

Enclosure: Sketch of Elevation cut
Google Earth photo representing siteline
Partial view of existing conditions/demo plan



NOT TO SCALE



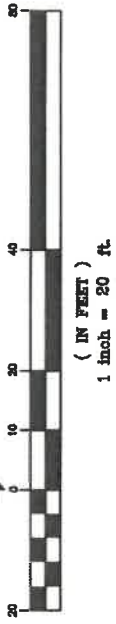
SHEET INDEX

1. EXISTING CONDITIONS / DEMO PLAN
2. GRADING/EROSION CONTROL PLAN
3. UTILITY PLAN
4. SITE DETAILS
5. EROSION CONTROL/TRAFFIC CONTROL DETAILS

5/21/2024
 NICHOLAS J. BECKER
 062-059415
 LICENSED PROFESSIONAL ENGINEER
 STATE OF ILLINOIS
 EXPIRES 11/30/2025

LEGEND

BAC	4R CONDITIONING UNIT	OTM	TELEPHONE MARKLE
DAS	AUTO SPRINKLER	PTP	TELEPHONE PEDESTAL
BT	BILUMINOUS SURFACE	TH	TRAFFIC SIGNAL HANDHOLE
ALM	CABLE TV PEDESTAL	TR	TRANSFORMER (ELECTRIC)
CD	CEILING	UP	UTILITY POLE
EM	ELECTRIC METER	WV	WALL HYDRANT
EP	ELECTRIC PEDESTAL	WV	WATER VALVE W/ FOUNDATION
FP	FLOOR FINISH	WV	WATER VALVE W/ FOUNDATION
FD	FLAG POLE MARKER	WV	WATER VALVE W/ FOUNDATION
GM	GAS METER	WV	WATER VALVE W/ FOUNDATION
GL	GROUND LIGHT	WV	WATER VALVE W/ FOUNDATION
MB	MAILBOX	WV	WATER VALVE W/ FOUNDATION
PC	PORTLAND CONCRETE CEMENT	WV	WATER VALVE W/ FOUNDATION
SD	STORM DRAIN	WV	WATER VALVE W/ FOUNDATION
SS	STORM SEWER	WV	WATER VALVE W/ FOUNDATION
SN	STORM SEWER MANHOLE	WV	WATER VALVE W/ FOUNDATION
SO	STORM SEWER OUTLET	WV	WATER VALVE W/ FOUNDATION
SN	STORM SEWER CURB INLET	WV	WATER VALVE W/ FOUNDATION
SN	STORM SEWER MANHOLE (CLOSED UP)	WV	WATER VALVE W/ FOUNDATION
SN	STORM SEWER MANHOLE (OPEN UP)	WV	WATER VALVE W/ FOUNDATION



EXISTING CONDITIONS / DEMO PLAN
BUFALO FAMILY LAUNDROMAT
PART OF LOT 3, HAMILTON ACRES
6202 FOREST HILLS ROAD, LOVES PARK, ILLINOIS
R.K. JOHNSON & ASSOCIATES, INC.
 CONSULTING CIVIL ENGINEERS - LAND SURVEYORS
 1515 WINDSOR ROAD, LOVES PARK, ILLINOIS 61111
 (815) 633-5097 FAX (815) 633-4593
 www.rkjohnsassociates.com
 ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-004994

DRAFTED BY: JCW
 CHECKED BY:
 APPROVED BY:
 ISSUE DATE: 5/21/2024
 PROJECT NO.: 18325
 SHEET NO.: 1 OF 5

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

Findings as Required by Loves Park Ordinance - Each enumerated finding must be 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
8 ft sign to requested.15 foot sign

Chairman
Catherine Nelson

Signature

Date



ZONING BOARD OF APPEALS

Community Development Department

Date: September 19, 2024

SUBJECT: A Special Use Permit for vehicle sales in the CR (Commercial Retail) Zoning District.

LOCATION: 6239 N. Second Street

ZONING DISTRICT:

North	CR (Commercial Retail)
South	CR (Commercial Retail)
East	R1 (Single Family Residential)
West	CR (Commercial Retail)

PROPERTY INFORMATION

CR Requirements: Vehicle sales lots are only permitted by special use permit.

Findings:

- 1 The establishment of the special use will not be detrimental to or endanger the general welfare of the public. The use is retail. Retail uses do not generally impose detrimental impacts to the public. The impact of traffic to the area will likely increase. However, the road is a State highway already providing increased traffic. Any additional traffic to the area will most likely go unnoticed. This would be the only issue staff sees for the property.
- 2 The special use will not be injurious as a use, nor shall it impact existing uses already permitted for the zoning district. The use will not adversely impact property values within the neighborhood. Staff has worked with the applicant to find a number for vehicle sales that the land can support, while sharing the land with an existing use. The owner has determined that he would like to have up to 20 vehicles for sale, which the land is capable of supporting without promoting overcrowding of the property.
- 3 The establishment of the use will not impact development or improvements of the surrounding uses already permitted in the zoning district. The applicant will be providing landscaping as part of the approval for the use. Staff sees that the additional landscaping will enhance the property.

STAFF COMMENTS

Approval - A Special Use Permit for vehicle sales in the CR (Commercial Retail) Zoning District.

Condition(s):

- 1. The Special Use Permit expires with the discontinuance of the car lot.
- 2. The owner of the business may only have 20 vehicles for sale at any time.
- 3. The owner of the business shall not be allowed to wash and work on vehicles for the business. Repairs and maintenance shall take place off-site.
- 4. The property owner or business 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.

ATTACHMENTS:

See attachments

**ZONING BOARD
RECOMMENDATION:**

Vote:

APPROVAL / DENIAL / TABLED

AUDIENCE COMMENTS:



PROPERTY ADDRESS: 6239 N. Second Street
PARCEL 12-06-151-002
ZONING DISTRICT: CR (Commercial Retail)
APPLICANT: Rigoberto Flores
801 Arnold Avenue
Rockford, Illinois 61108
PROPERTY OWNER: 6239 N. 2nd. LLC
7431 E. State Street
Rockford, Illinois 61108

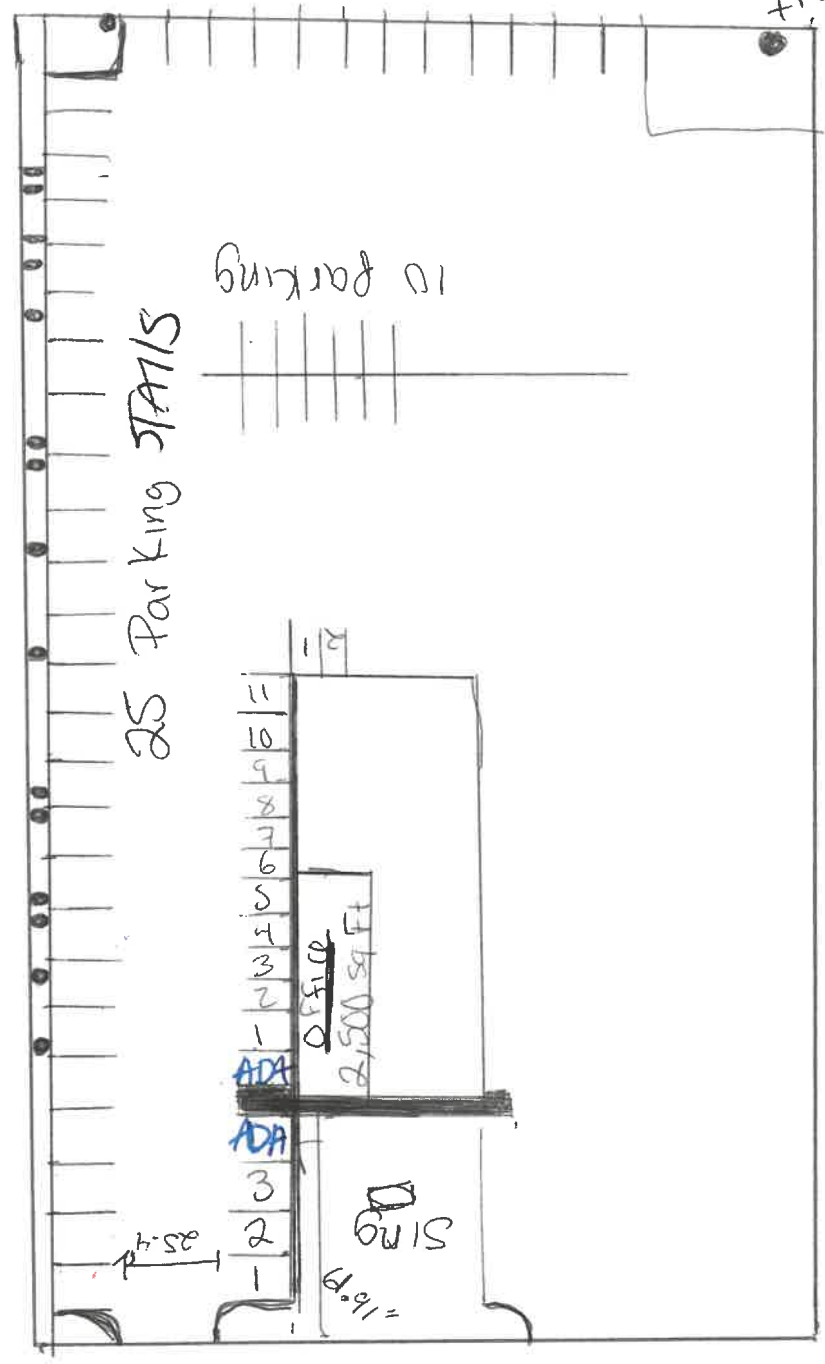
15 trees

20 on Sale

tree

12 Parking

tree



N 2nd St

Revised 10/2

- trees 15 on side
- Handicap Parking 2
- concrete sidewalk

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.

6239 N. Second Street

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: **6239 N. Second Street**
SUP vehicle sales

Chairman
Catherine Nelson

Signature

Date



ZONING BOARD OF APPEALS
Community Development Department

Date: September 19, 2024

SUBJECT: A Special Use Permit for automobile oil change service establishment in the CR (Commercial Retail) and E. Riverside I90 Overlay Districts

LOCATION: 4020 Stadium Drive (12-02-226-017)

ZONING DISTRICT:

North	CR (Commercial Retail)
South	C3 (Commercial) Rockford
East	CR (Commercial Retail)
West	CR (Commercial Retail)

PROPERTY INFORMATION

CR Requirements:

Parking

Required: Fourteen parking stalls required.

Provided: Requirement met.

Landscaping

Required: Landscape berm required with a mix of plants and trees.

Provided: Requirement met.

Dumpster enclosure

Required: Commercial properties are required to provide an enclosure.

Provided: Requirement met.

Findings:

1 The establishment of the special use will not be detrimental to or endanger the health and general welfare of the public. The use will compliment other uses in the zoning district. Traffic may be increased, but should not adversely impact the area given that the area already maintains a steady flow of traffic throughout the day.

2 The special use will not be injurious to existing uses already permitted in the zoning district. The use will compliment already established uses. There should be no diminished or impaired impact on property values. The use provides for a standalone use that does not exist in the area. It is new development and will likely have a positive impact on land values in the area.

3 The establishment of the use will not impede development or improvements to the surrounding properties for uses already permitted. The addition of this use will promote mixed use retail uses already established in the zoning district.

4

Adequate utilities and access are already provided. Development will not require much in the way of access, that has already been established. All other elements of development will be handled through the plan review process for the construction.

STAFF COMMENTS

Approval - A Special Use Permit for automobile oil change service establishment in the CR (Commercial Retail) and E. Riverside I90 Overlay Districts

Condition(s):

1. The Special Use Permit expires with the change of use.
2. Landscaping shall be installed no later than May 30, 2025.
3. The property owner or business owner shall be responsible for the maintenance, repair, and replacement of all landscape trees, plants, and materials. The landscape beds shall be tended to, and maintained in a healthy growing condition, free from refuse, debris, and weeds at all times.

ATTACHMENTS:

See attachments

**ZONING BOARD
RECOMMENDATION:**

Vote:

APPROVAL / DENIAL / TABLED

AUDIENCE COMMENTS:



PROPERTY ADDRESS: 4020 Stadium Drive
PARCEL 12-02-226-017
ZONING DISTRICT: CR (Commercial Retail)

APPLICANT: Stan Latos
1001 Grand Avenue
West Des Moines, IA 50265

PROPERTY OWNER: JHGV LLC ,
1624 W 18TH ST
CHICAGO, IL 60608



DATE: 11/15/2017

**VALVOLINE - LOVES PARK
RIVERSIDE BLVD. AND STADIUM DR.**

Prepared by:
ARCHAMERICA INC.
34121 US-54, SUITE 171
CHESAPEAKE, VA 23020
877.336.4000

WMA
WEAVER, MCGATH & AHLBERG, LTD.
Civil and Mechanical Engineering
10000 Old Dominion Blvd., Suite 100
Chesapeake, VA 23026
(757) 546-1000

NO.	DATE	BY	DESCRIPTION
1	11/15/2017	MM	ISSUED FOR PERMIT
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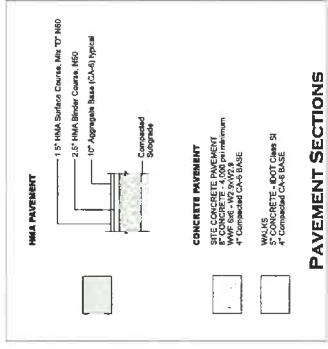
**CIVIL SITE
PLAN**

SP-1

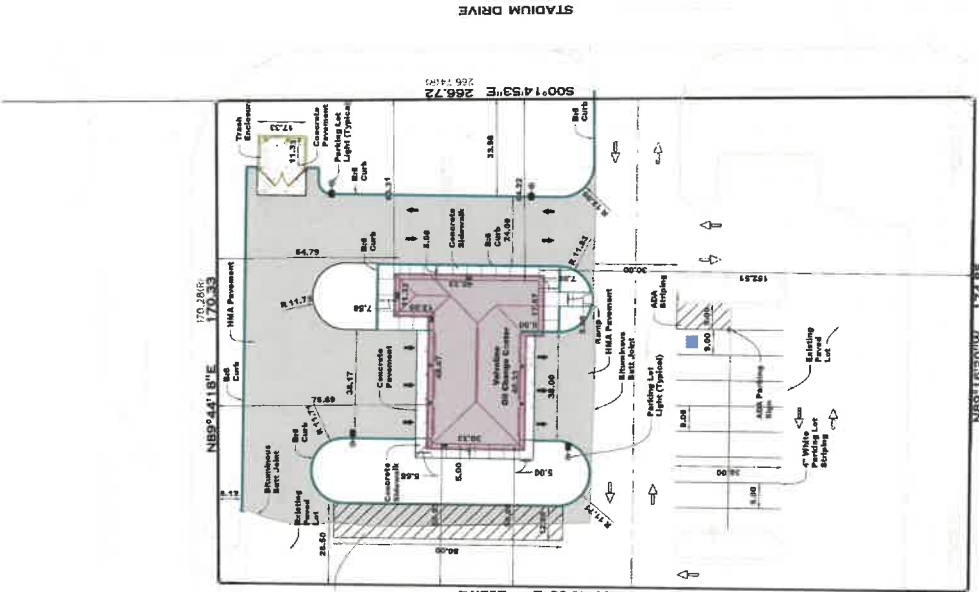
SITE DATA

PROPERTY AREA = 45,771 sq-ft = 1.05 acre
 EMPLOYEE PARKING = 9 Spaces
 EXISTING IMPERVIOUS AREA = 10,991 sq-ft
 PROPOSED BUILDING AREA = 2,001 sq-ft
 NEW PAVED AND BIOWALK AREA = 16,211 sq-ft
 TOTAL SITE IMPERVIOUS AREA = 21,203 sq-ft
 LANDSCAPE AREA = 14,568 sq-ft

ZONING
 LOVES PARK ZONE CR - WITH 100 OVERLAY

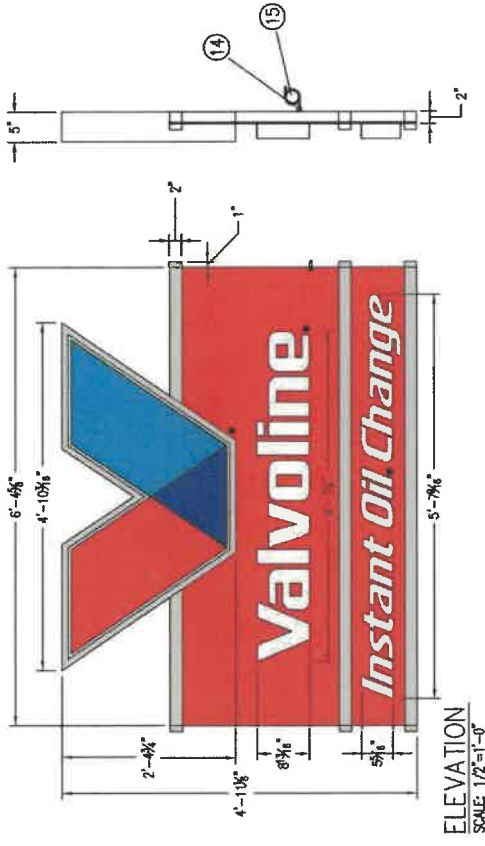


44

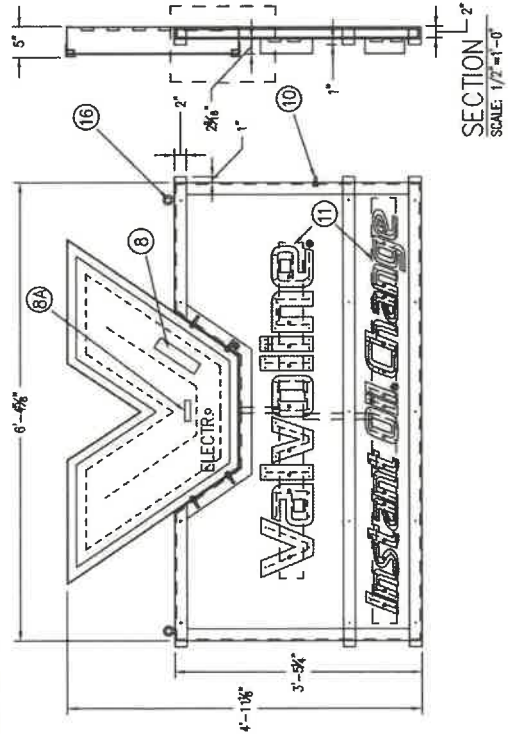


EAST RIVERSIDE BOULEVARD

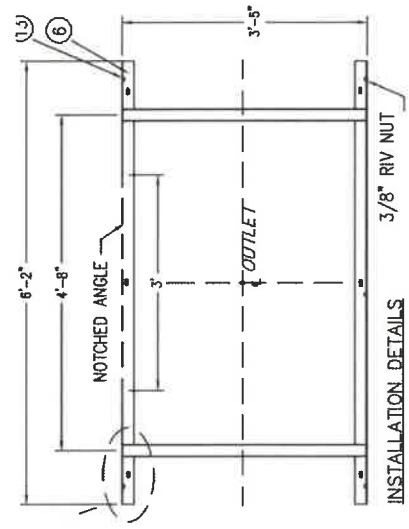
VIOC 32sf FLAT WALL SIGN
 (INDIVIDUAL MOUNTED LETTERS ON OPAQUE BACKGROUND)



ELEVATION
 SCALE: 1/2"=1'-0"



SECTION
 SCALE: 1/2"=1'-0"



INSTALLATION DETAILS



STORE #:

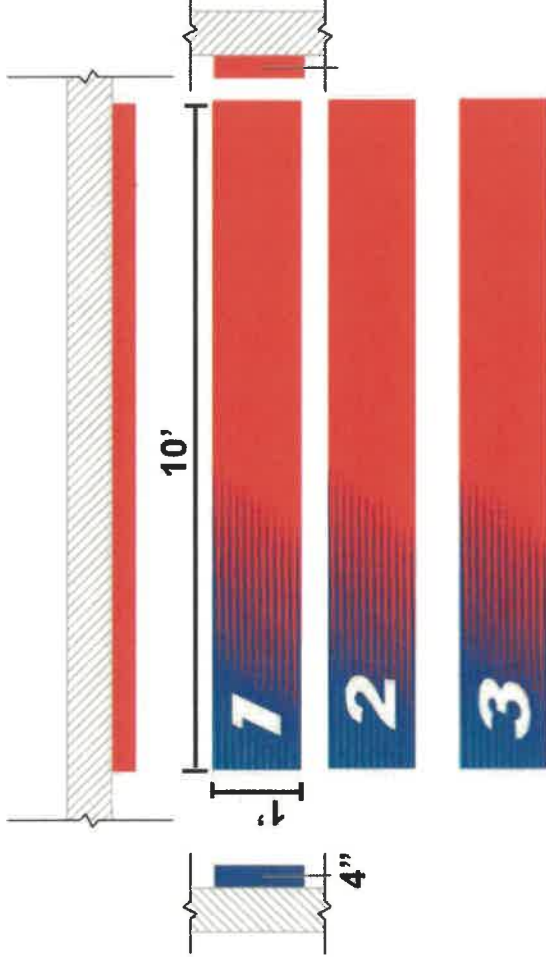
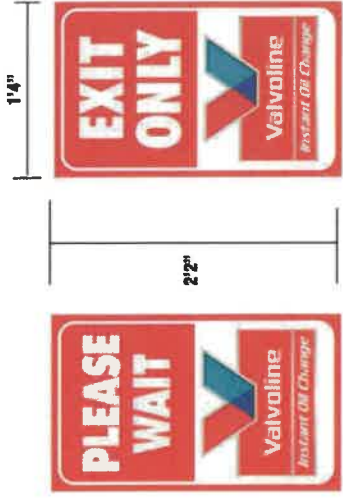
ADDRESS/DEVELOPMENT:

DATE:

VIOC Secondary Signage

VALVOLINE INSTANT OIL CHANGE FACILITY REVITALIZATION KIT OF PARTS

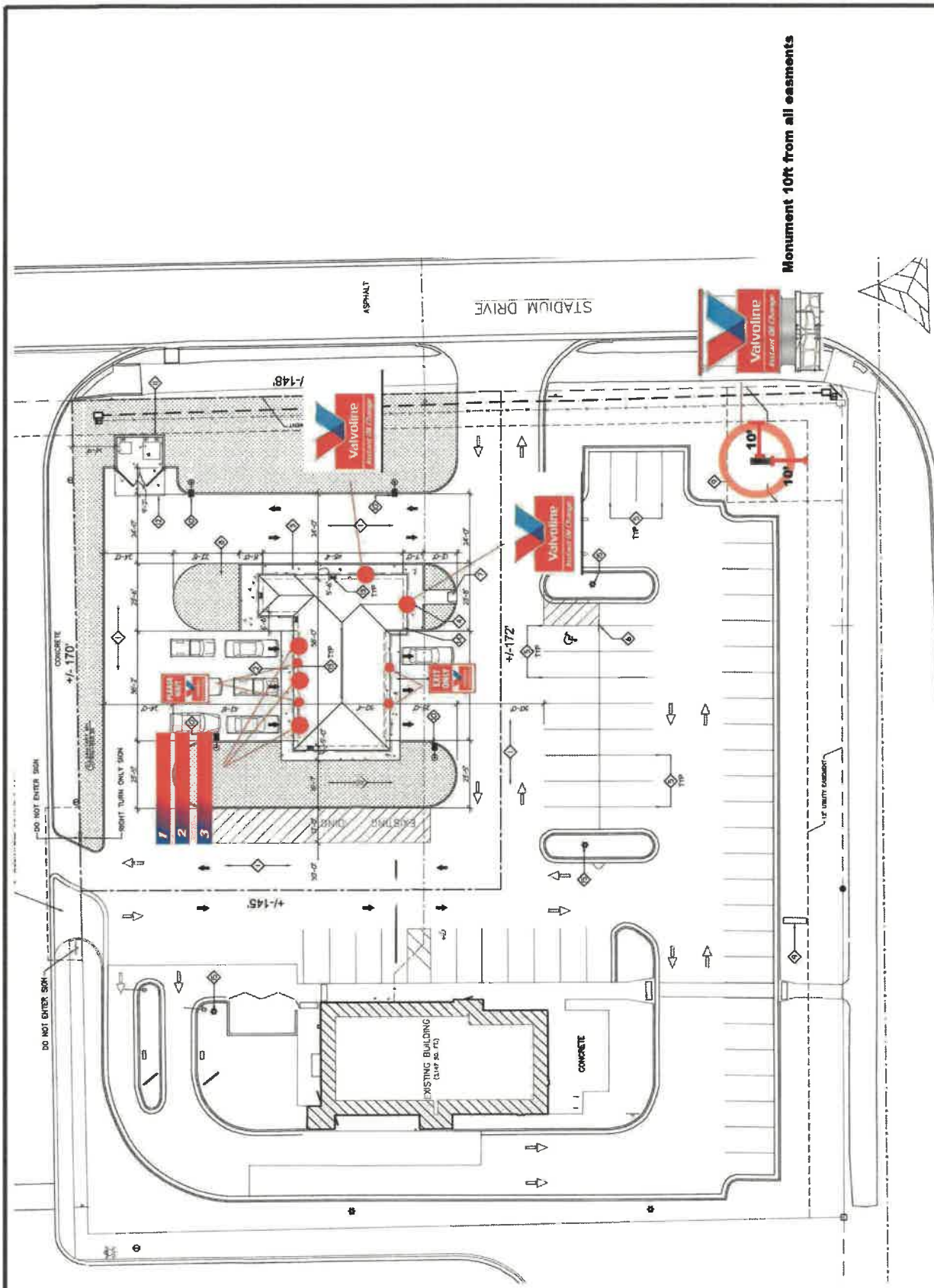
- BAY INDICATORS**
- MATERIALS**
- Peel and Stick Film on Aluminum
- COLORS**
- Valvoline Red
 - Valvoline Blue
 - Valvoline Light Blue
 - White
- ILLUMINATION**
- External Neon tube lights
- PROTOTYPE LOCATION**
- Westborough, MA



STORE #:

ADDRESS/DEVELOPMENT:

DATE:



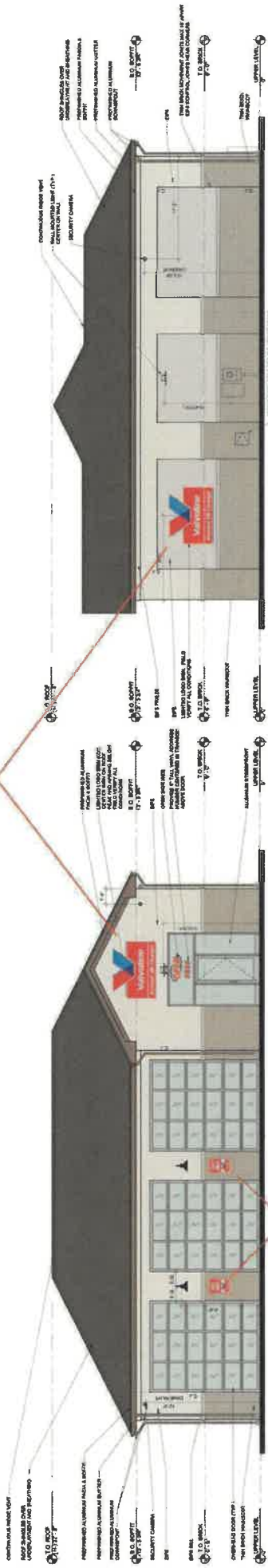
DATE:

VALVOLINE INSTANT OIL CHANGE
4010 Stadium Drive
 LOVES PARK, ILLINOIS

ADDRESS/DEVELOPMENT:

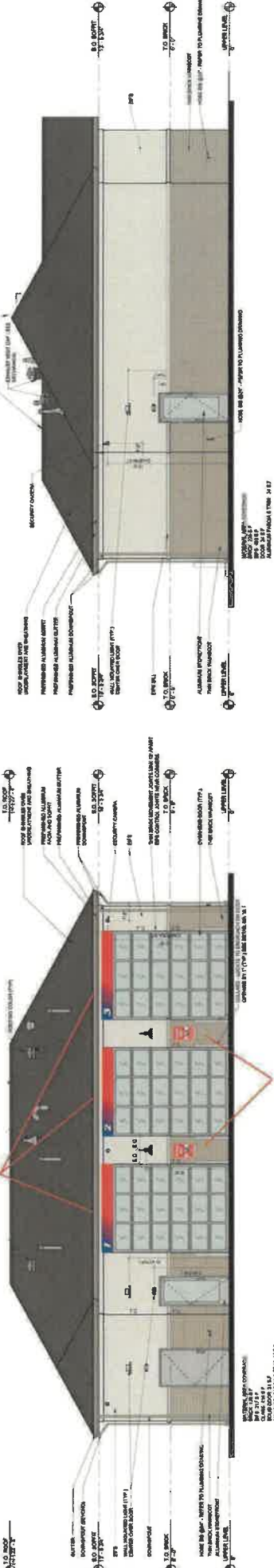
STORE #:

32sf Channel Letter Wall sign



Qty 2 Exit Only

Not Illuminated Bay Indicators 1x10

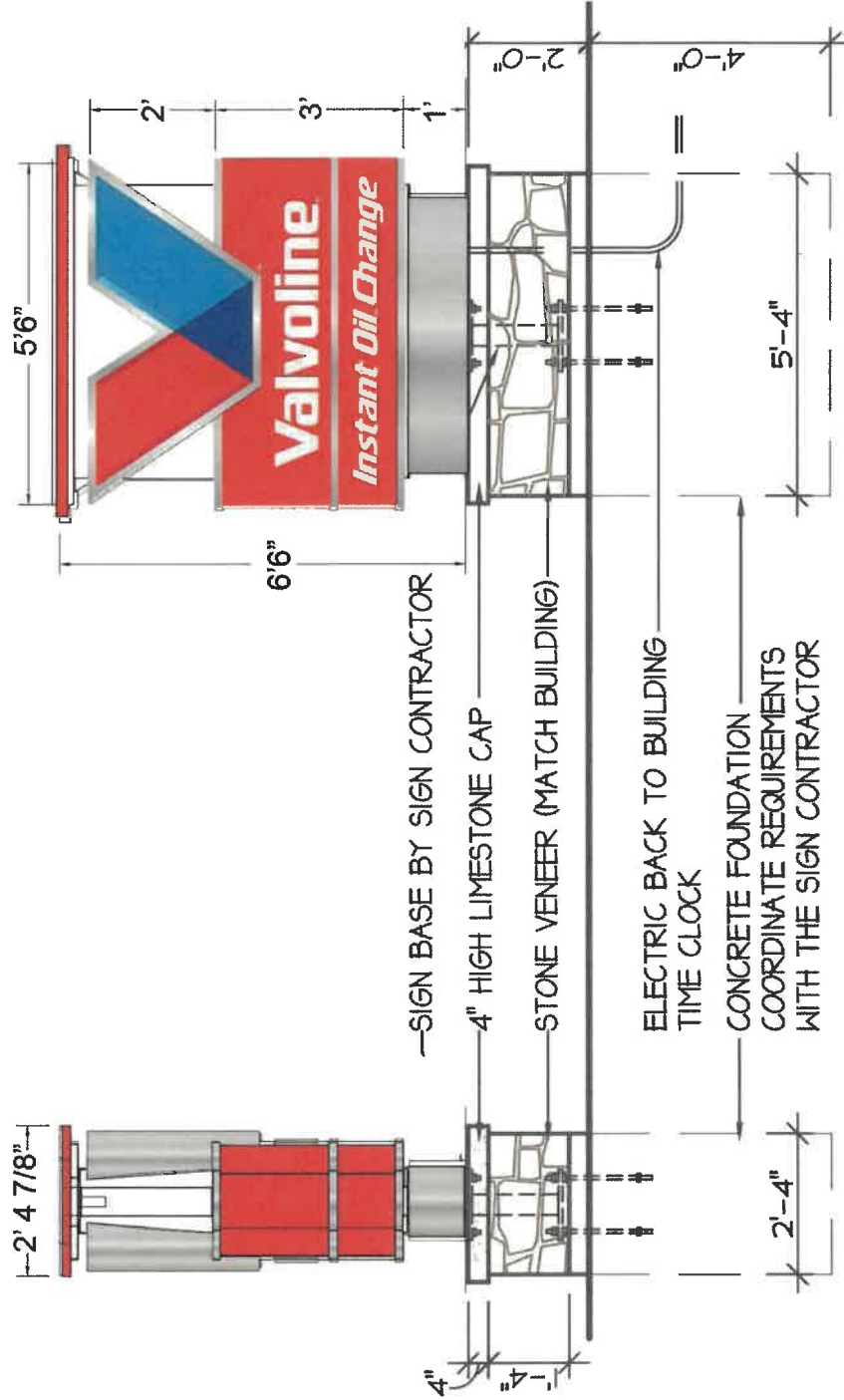


Qty 2 Please Wait



STORE #:	ADDRESS/DEVELOPMENT:	VALVOLINE INSTANT OIL CHANGE 4010 Stadium Drive LOVES PARK, ILLINOIS	DATE:
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27.5 sf Monument @ 8ft OAH



STORE #:	ADDRESS/DEVELOPMENT:	VALVOLINE INSTANT OIL CHANGE 4010 Stadium Drive LOVES PARK, ILLINOIS © 1984	DATE:
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Recommended Findings of Fact of City Staff based on the information provided by the applicant

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4020 Stadium Drive

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Oil change establishment

Chairman
Catherine Nelson

Signature

Date