



**AGENDA**  
**LOVES PARK ZONING BOARD OF APPEALS**  
**December 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 November 21, 2024 meeting**
3. **Report from the Zoning Office – None**
4. **Unfinished business – None**
5. **New business –**
  - A. **7125 Forest Hills Road** – A Variance from a required 30-foot front yard building setback to a requested 10-foot front yard building setback for a garage on Harlem Crest Road in the RU (Rural-Urban Residential) Zoning District.
  - B. **7450 Chucks Way (08-35-383-002)** – A Special Use Permit for a Planned Unit Development in the IL (Light Industrial) Zoning District.
  - C. **Text Amendment – Remove** – Sec. 102-175. CG general commercial, (b) *permitted uses*, (57) tattooing, body piercing, body carving, including services that simulate cosmetic make-up.
  - D. **Text Amendment – Add** – Sec. 102-175. CG general commercial, (c) *special uses*, (6) tattooing, body piercing, body carving, including services that simulate cosmetic make-up.
  - E. **Text Amendment – Add** – Sec. 102-338. East Riverside/I-90 Overlay District, (d) *permitted uses*, (2) *not permitted*, a. *commercial retail*, 18. tattooing, body piercing, body carving, including services that simulate cosmetic make-up.
  - F. **Text Amendment – Add** – Sec. 102-338. East Riverside/I-90 Overlay District, (d) *permitted uses*, (2) *not permitted*, b. *light industrial*, 11. tattooing, body piercing, body carving, including services that simulate cosmetic make-up.
6. **Public participation & comment**
7. **General discussion**
8. **Adjournment**



# Minutes of the Loves Park Zoning Board of Appeals

Date: November 21, 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>Mr. Daniels</u>	<u>Mr. Kutz</u>
	<u>Mr. Laudicina</u>	<u>Ms. Hall</u>

Members Absent:	<u>Al Caruana (New member)</u>	<u></u>
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Others Present	<u>Andrew Quintanilla (Secretary)</u>	<u></u>
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## 2. Minutes

Ms. Hall moved to approved the minutes from the **October 17, 2024** meeting with corrections. Mr. Daniels second the motion. Motion carried by vote.

## 3. Zoning Office Report - None

## 4. Unfinished Business - None

## 5 New Business

- A. 6602 Nimtz Road - (08-34-401-004) A Special Use Permit for an office with a single family detached dwelling in the CN (Commercial Neighborhood) Zoning District.

Petitioner: Adam Gribble

### BOARD DISCUSSION

None

Mr. Kutz made the motion to approve a Special Use Permit for an office with a single family detached dwelling in the CN (Commercial Neighborhood) Zoning District for 6602 Nimtz Road with conditions

Mrs. Taylor second the motion.

Motion carried by vote 5-0.

- B.** 8400 E. Riverside Boulevard (12-01-176-018 & 12-01-176-019) - An amendment to a Special Use Permit for an indoor/outdoor box market to include a drive-thru in the IL (Light Industrial) & E. Riverside / I90 Overlay District.

Petitioner: Joe Anderson

**BOARD DISCUSSION**

None

Mr. Kutz made the motion to approve the amendment to a Special Use Permit for an indoor/outdoor box market to include a drive-thru in the IL (Light Industrial) & E. Riverside / I-90 Overlay District.

Mrs. Taylor second the motion

Motion carried by vote 5-0.

**6. Public Participation and Comment**

None

**7. General Discussion**

Staff stated that Luke has purchased a home out of the area, was suppose to be here for the meeting, but will be leaving the board shortly.

Mr. Laudicina moved that the meeting be adjourned. Second by Mr. Daniels. Motion carried by vote.

The meeting adjourned at 5:53 PM.

Secretary, Andrew Quintanilla

# Zoning Board of Appeals Staff Report

December 19, 2024

<b>SUBJECT:</b> 7125 Forest Hills Road – Variance from the building set-back line from 30 feet to 10 feet	
<b>SYNOPSIS:</b>	The property owner would like to build an attached, 357 square foot, garage. The property owner is requesting a variance from the building set-back line of 30 feet to a requested 10 feet.
<b>CODE REQUIREMENT:</b>	Minimum front building set-back: 30 feet
<b>LOCATION:</b>	7125 Forest Hills is located on the southeast corner of Forest Hills Road and Harlem Crest Road.
<b>FUTURE LAND USE:</b>	High Density Residential.
<b>ZONING DISTRICT:</b>	This property is in the Rural-Urban (RU) zoning district.
<b>HARDSHIP SUMMARY:</b>	The property is located on a corner-lot. The primary structure has an established front setback of 10.72 feet on Harlem Crest Road. The property owner would like the proposed attached garage set-back to match that of the primary structure. The proposed structure cannot comply with the code requirement of a 30-foot set-back, due to the location of the water-well serving the property.
<b>FINDINGS OF FACT:</b>	<ol style="list-style-type: none"> <li>1. <i>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.</i></li> <li>2. <i>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 at other properties classified in the same zoning district.</i></li> <li>3. <i>Strict of 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.</i></li> <li>4. <i>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.</i></li> <li>5. <i>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.</i></li> <li>6. <i>The concurring vote of four members of the board shall be necessary to recommend the authorization of any variance in this chapter.</i></li> </ol>
<b>RECOMMENDATION:</b>	Approval
<b>CONDITIONS:</b>	None

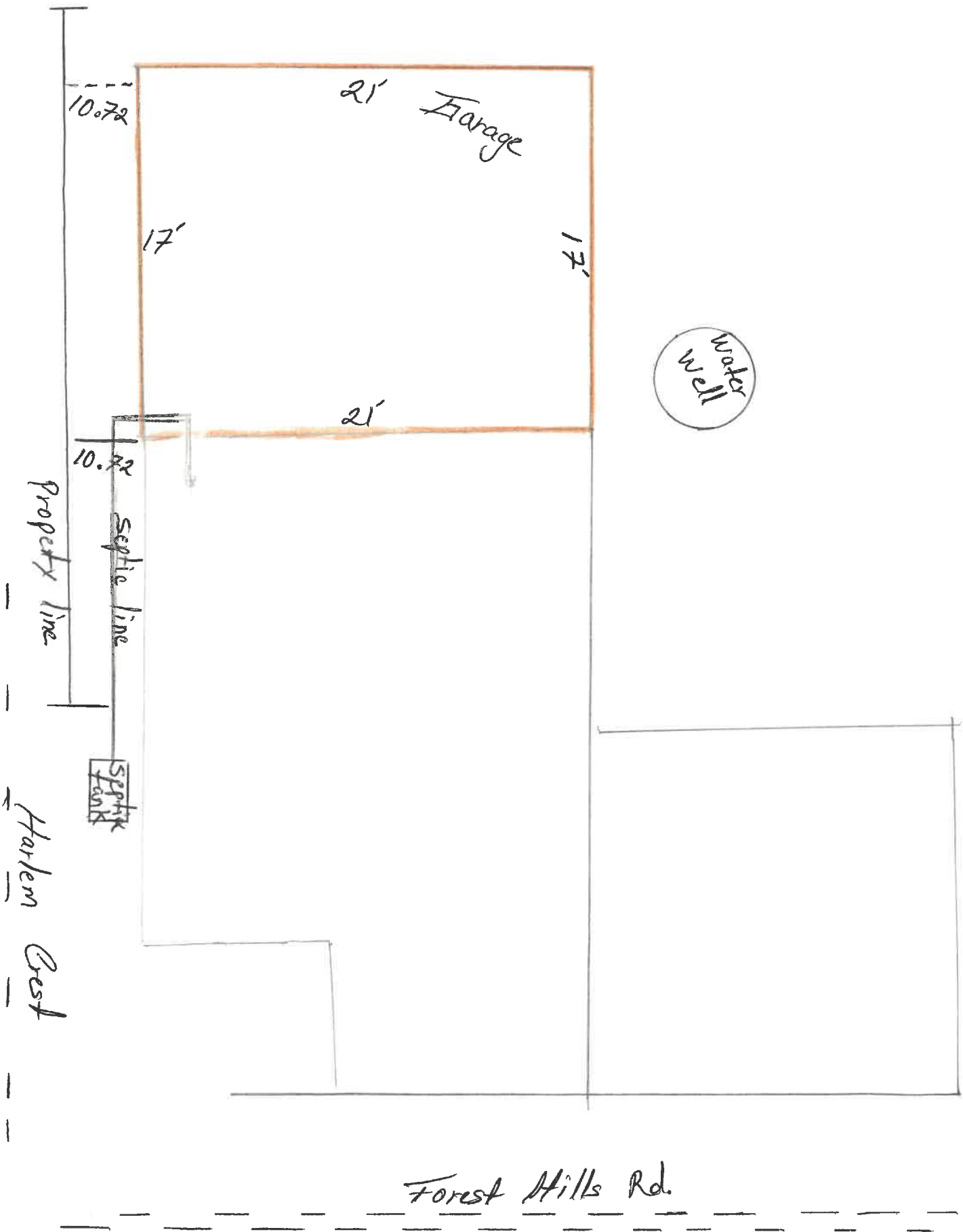
**ATTACHED: SITE PLAN**

**RECOMMENDATION:** APPROVAL/DENIAL/TABLED      VOTE: \_\_\_\_\_

**CONDITIONS:**

**AUDIENCE COMMENTS:**





Forest Hills Rd.

Harlem Crest

21' Garage

Water well

Property line

Septic line

Septic tank

10.72

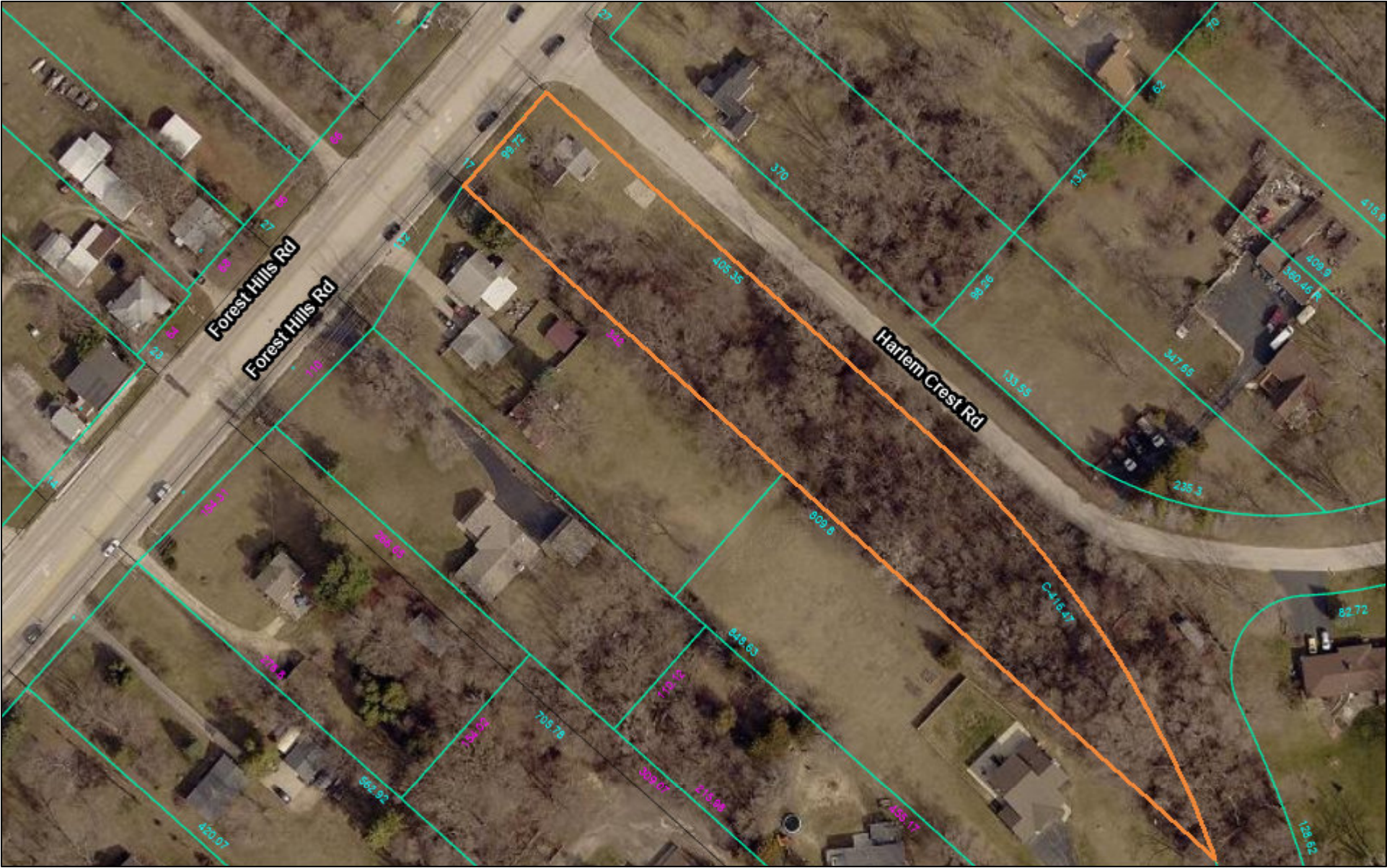
10.72

17'

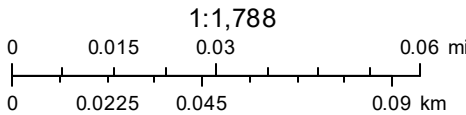
17'

21'

# 7125 Forest Hills Road



12/5/2024



WinGIS

**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.

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.

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*Reason:*

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- 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.

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*Reason:*

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- 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.

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*Reason:*

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- 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.

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*Reason:*

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- 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.

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*Reason:*

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

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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: \_\_\_\_\_

**Chairman**  
Catherine Nelson

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

# Zoning Board of Appeals Staff Report

December 19, 2024

<b>SUBJECT:</b> 7450 Chucks Way – Special Use Permit for a Planned Unit Development in the Light Industrial Zoning District	
<b>SYNOPSIS:</b>	The applicant, Vasant Patel, is requesting a special use permit for a planned unit development within the IL Zoning district. The development is for multi-family residential.
<b>CODE REQUIREMENT:</b>	No variances, to the code, are being requested as part of the Planned Unit Development. The proposed development meets the minimum requirements regarding; building set-backs, landscaping, and square feet of land area per unit, for a multi-family residential development.
<b>LOCATION:</b>	7450 Chucks Way is located on the northwest corner of Bell School Road and Chucks Way.
<b>FUTURE LAND USE:</b>	Medium Multi-Family Residential.
<b>ZONING DISTRICT:</b>	This property is in the Light Industrial (IL) zoning district.
<b>ADJACENT ZONING:</b>	<p><b>North:</b> IL, with a Special Use permit for a Planned Unit Development allowing multi-family.</p> <p><b>South:</b> IL, currently vacant.</p> <p><b>West:</b> IL, with a Special Use Permit for a Planned Unit Development allowing multi-family.</p> <p><b>East:</b> IL, distribution warehouse for Danfoss.</p>
<b>PROJECT SUMMARY:</b>	The proposed planned unit development is located on 2 acres, at the northwest corner of Bell School Road and Chucks Way. The zoning for the property is Light Industrial, however, the proposed development is for multi-family. The proposed development is for 6 buildings; four 3-family buildings, and three 4-family buildings for a total of 20-units. The proposed development is consistent with the adjacent land-uses. Adequate utilities and road infrastructure are in place to serve this type of development without being a detriment to the surrounding area.
<b>FINDINGS OF FACT:</b>	<ol style="list-style-type: none"> <li>1. <i>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.</i></li> <li>2. <i>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.</i></li> <li>3. <i>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.</i></li> <li>4. <i>Adequate utilities, access roads, drainage and/or necessary</i></li> </ol>

<p>RECOMMENDATION:</p> <p>CONDITIONS:</p>	<p><i>facilities have been, are being, or will be provided.</i></p> <p>5. <i>Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.</i></p> <p>6. <i>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 public hearing if no action has been taken by the Board of Appeals.</i></p> <p>Staff recommends <b>Approval</b>, with conditions.</p> <ol style="list-style-type: none"> <li>1. Special Use Permit must be renewed if the development is not complete within two-years from the date of approval.</li> <li>2. Additional trees, to provide screening, along the Bell School Road side of the development.</li> <li>3. No units within the planned unit development may be used, rented, or sold as short-term vacation rentals.</li> </ol>
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**ATTACHED: SITE PLAN, LANDSCAPE PLAN, BUILDING ELEVATION, AERIAL PHOTO**

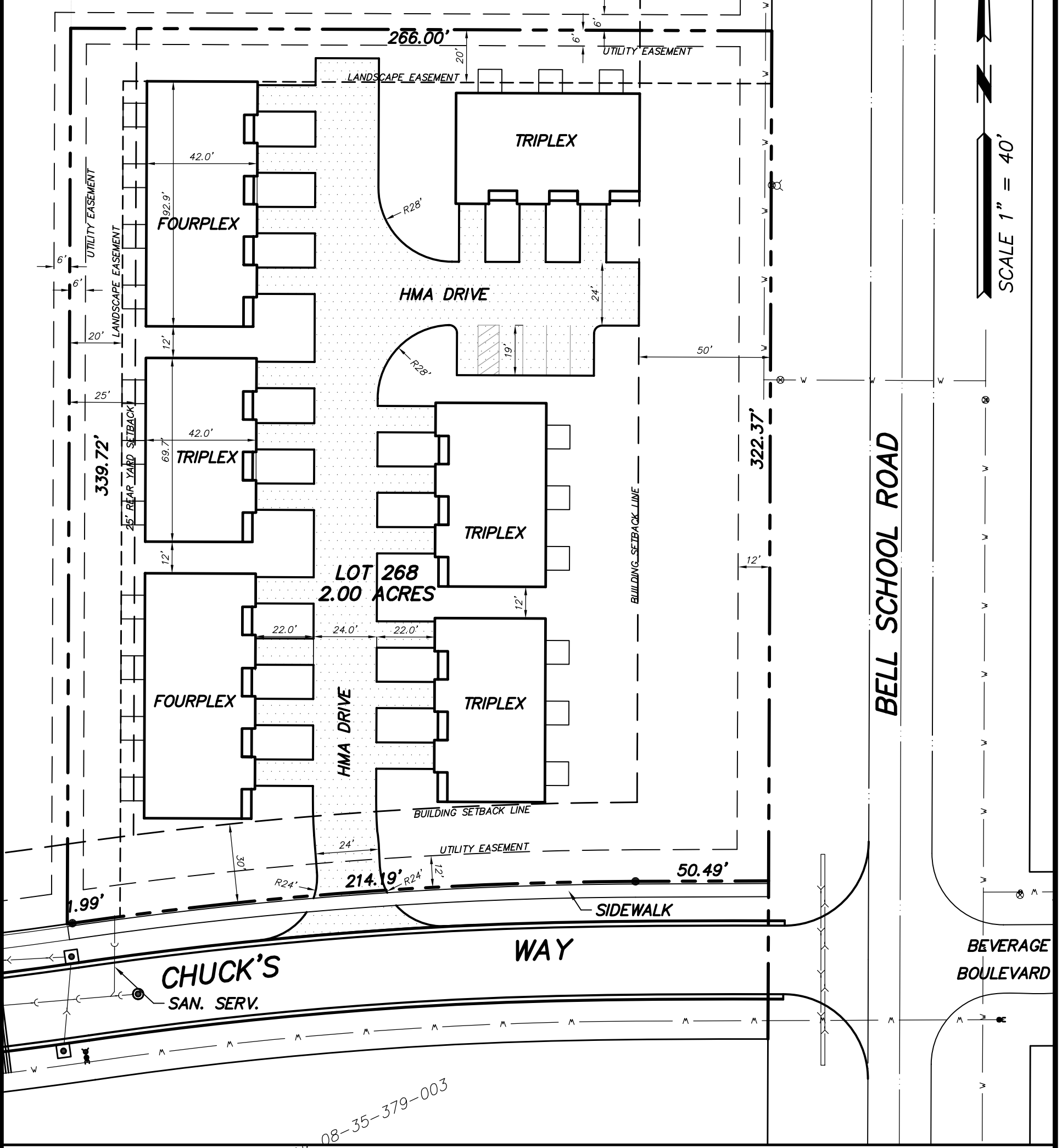
**RECOMMENDATION:** APPROVAL/DENIAL/TABLED      **VOTE:** \_\_\_\_\_

**CONDITIONS:**

**AUDIENCE COMMENTS:**

LOT 267

KINGS ACRES SUBDIVISION  
PLAT NO. 12  
BK. 44 PG. 91B



PIN: 08-35-379-003

**SUBDIVISION DATA**

TOTAL AREA	= 2.00 ACRES
AREA ROADS	= 0.00 ACRES
NET AREA	= 2.00 ACRES
LENGTH NEW ROADS	= 0.0 L.F.
R1 ZONING DISTRICT	
NUMBER OF LOTS	= 1

THREE FAMILY DWELLINGS: 4 = 12 UNITS  
FOUR FAMILY DWELLINGS: 2 = 8 UNITS

**LOT 268 OF PLAT NO. 12 OF  
KINGS ACRES SUBDIVISION  
47\*\* BEL SCHOOL ROAD, LOVES PARK, IL 61111**

**SPECIAL USE PERMIT  
SITE PLAN EXHIBIT**

**R.K. JOHNSON & ASSOCIATES, INC.**  
CONSULTING CIVIL ENGINEERS - LAND SURVEYORS

1515 WINDSOR ROAD LOVES PARK, ILLINOIS 61111  
(815) 633-5097 - www.rkjohnsonassociates.com  
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-004994

ISSUE DATE: 11/15/2024

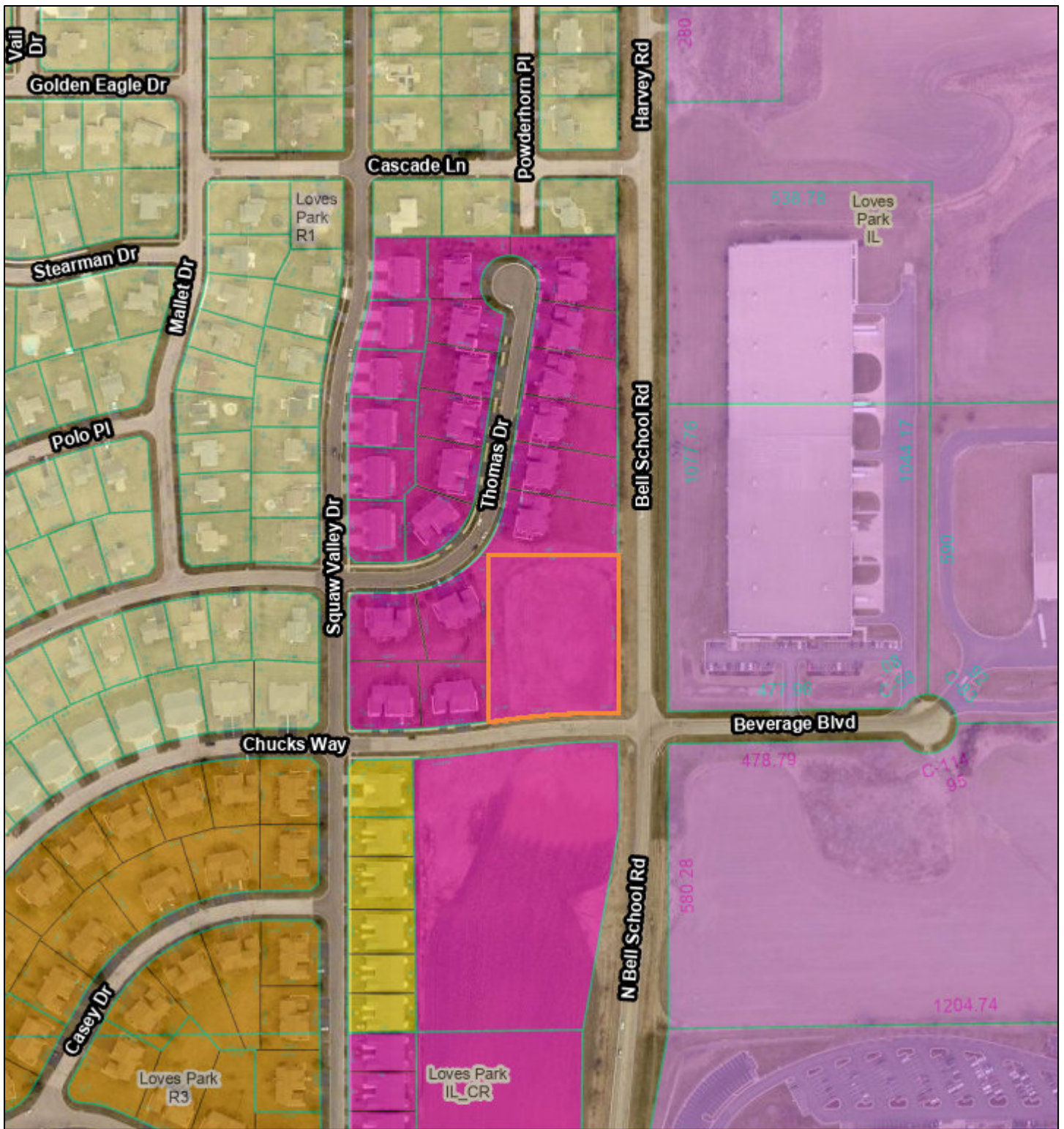
PROJECT NO.: 14413

1 OF 1

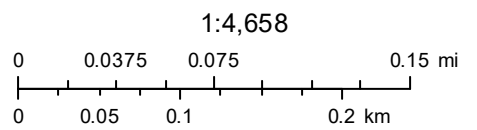
SHEET NO.:







12/6/2024



**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.*

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:*  
\_\_\_\_\_  
\_\_\_\_\_

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

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

These findings have been adopted as the official Findings of Fact for the City of Loves Park, Zoning Board of appeals agenda item: \_\_\_\_\_

**Chairman**  
Catherine Nelson

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

# Zoning Board of Appeals Staff Report

December 19, 2024

**SUBJECT:** Text Amendment Sec. 102-175

**EXISTING CODE:**

Sec. 102-175. CG general commercial, (b) *permitted uses*, (57) tattooing, body piercing, body carving, including services that simulate cosmetic make-up. Such establishments shall be subject to the provisions in article V of the City's Code.

**PROPOSED AMENDMENT:**

Removal of the above section of the existing code in its entirety.

**RECOMMENDATIONS:**

Approval

**ATTACHED:**

**RECOMMENDATION:** APPROVAL/DENIAL/TABLED

**VOTE:** \_\_\_\_\_

**CONDITIONS:**

**AUDIENCE COMMENTS:**

# Zoning Board of Appeals Staff Report

December 19, 2024

**SUBJECT:** Text Amendment Sec. 102-175

**EXISTING CODE:**

Sec. 102-175. CG general commercial, (c) *special uses*, (6) Reserved

**PROPOSED  
AMENDMENT:**

**Add** -- Sec. 102-175. CG general commercial, (c) *special uses*, (6) tattooing, body piercing, body carving, including services that simulate cosmetic make-up. Such establishments shall be subject to the provisions in article V of the City's Code.

**RECOMMENDATIONS:**

Approval

**ATTACHED:**

**RECOMMENDATION:** APPROVAL/DENIAL/TABLED

**VOTE:** \_\_\_\_\_

**CONDITIONS:**

**AUDIENCE COMMENTS:**

**Zoning Board of Appeals  
Staff Report**

December 19, 2024

**SUBJECT:** Text Amendment Sec. 102-338

**EXISTING CODE:**

Not covered

**PROPOSED  
AMENDMENT:**

**Add** – Sec 102-338. East Riverside/I-90 Overlay District, (d) *permitted uses, (2) not permitted, a. commercial retail, 18. tattooing, body piercing, body carving, including services that simulate cosmetic make-up. Such establishments shall be subject to the provisions in article V of the City’s Code.*

**RECOMMENDATIONS:**

Approval

**ATTACHED:**

**RECOMMENDATION:** APPROVAL/DENIAL/TABLED

**VOTE:** \_\_\_\_\_

**CONDITIONS:**

**AUDIENCE COMMENTS:**

# Zoning Board of Appeals Staff Report

December 19, 2024

**SUBJECT:** Text Amendment Sec. 102-338

**EXISTING CODE:**

Not covered

**PROPOSED  
AMENDMENT:**

**Add** – Sec 102-338. East Riverside/I-90 Overlay District, (d) *permitted uses, (2) not permitted, b. light industrial, 11. tattooing, body piercing, body carving, including services that simulate cosmetic make-up. Such establishments shall be subject to the provisions in article V of the City’s Code.*

**RECOMMENDATIONS:**

Approval

**ATTACHED:**

**RECOMMENDATION:** APPROVAL/DENIAL/TABLED

**VOTE:** \_\_\_\_\_

**CONDITIONS:**

**AUDIENCE COMMENTS:**