



AGENDA
LOVES PARK ZONING BOARD OF APPEALS
January 16, 2025

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 December 19, 2024 meeting**
3. **Report from the Zoning Office – None**
4. **Unfinished business – None**
5. **New business –**
 - A. **2275 Harlem Road** (08-32-226-019, 08-33-101-009, 08-33-101-010) – A Zoning Map Amendment request from R1 (Single-Family Residential) to CG (General Commercial) Zoning Districts.
 - B. **6800 Forest Hills Road** (12-05-176-026) – An amendment to the Special Use Permit in the CG (General Commercial) Zoning District.
 - C. **5501 Windsor Road** (12-04-201-020) – An amendment to the Special Use Permit in the R1 (Single-Family Residential) Zoning District.
 - D. **5205 North Second Street** (12-07-105-002) – A Special Use Permit to allow an auto sales lot in the CR (Commercial Retail) Zoning District.
 - E. **2100 Harlem Road** (08-29-452-032, 08-29-452-031) – A Special Use Permit to allow an accessory dwelling unit in the CR (Commercial Retail) Zoning District.
6. **Public participation & comment**
7. **General discussion**
8. **Adjournment**



Zoning Board of Appeals Committee Minutes

DATE OF MEETING: December 19, 2024

CALLED TO ORDER: 5:30 P.M.

MEMBERS PRESENT: Catherine Nelson, Don Daniels, Frank Laudicina, Nathan Kutz, Al Carajuana.
Jennifer Hall arrived at 5:44 pm.

ALSO PRESENT: Juan Terre', Nathan Bruck, Patel Vasant, Nikul Patel and Nicholas Becker.

APPROVAL OF MINUTES: November 21, 2024
Don Daniels moved to approve said motion. Frank Laudicina seconded said motion.
Motion carried 6 ayes – 0 nays

ZONING OFFICER REPORT: None

MATTERS PROPOSED, DISCUSSED OR DECIDED AND RECORD OF VOTES TAKEN:

- A) A Special Use Permit for 7450 Chucks Way for a planned Unit Development in the IL (Light Industrial) Zoning District.

Petitioners: Patel Vasant, Nikul Patel and Nicholas Becker.

Petitioners presented plans to build a Medium Multi-Family Unit consisting of 6 buildings in the vacant lot at 7450 Chucks Way.

Staff reviewed the plans for 7450 Chucks way and discussed all city requirements

with all petitioners.

Petitioners agreed to follow all city requirements.

Don Danials moved to approve said motion. Frank Laudicinda seconded said motion.
Motion carried ayes 6 – 0 nays

- B) A text amendment to remove section 102-175 CG general commercial, (b) permit uses, (57) tattooing, body piercing, body carving, including services that simulate cosmetic make up.

Frank Laudicinda moved to approve said motion. Don Danials seconded said motion.
Motion carried 7 ayes – 0 nays

- C) A text amendment to add section 102-175. CG general commercial, (c) special uses, (6) tattooing, body piercing, body carving, including services that simulate cosmetic make up.

Frank Laudicinda moved to approve said motion. Don Danials seconded said motion.
Motion carried 7 ayes – 0 nays

- D) A text amendment to add section 102-338 for East Riverside / I-90 overlay district (d) permitted uses, (2) not permitted, a. commercial retail, tattooing, body piercing, body carving, including services that simulate cosmetic make up.

Frank Laudicinda moved to approve said motion. Don Danials seconded said motion.
Motion carried 7 ayes – 0 nays

- E) A text amendment to add section 102-338 for 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.

Frank Laudicinda moved to approve said motion. Don Danials seconded said motion.
Motion carried 7 ayes – 0 nays

Frank Laudicinda moved for adjournment at 5:49 p.m.; seconded by Don Danials.
The motion to adjourn was approved by a vote of 7 ayes – 0 nays.

**RESPECTFULLY SUBMITTED BY, CATHERINE NELSON - CHAIRMAN OF THE
ZONING BOARD OF APPEALS COMMITTEE**

Zoning Board of Appeals Staff Report

January 16, 2025

SUBJECT: 2275 Harlem Road – Zoning Map Amendment from R1 (single-family) to CG (general commercial) Zoning District	
PROJECT SUMMARY:	The applicant, Three Hammer Construction, Inc. has purchased the properties (3) addressed at 2275 Harlem Road. The three properties equal 1.52 acres with a building that is ~6,500 square feet. The building and property were previously owned by North Park Fire Department where they operated their fire station. The zoning map amendment is a request to rezone the three parcels from R1 (single-family) to CG (general commercial). The proposed use is for a contractor’s office, which would be considered a low-impact use. The applicant is making improvements, to the interior of the building, to bring the building up to code.
CODE REQUIREMENT:	No variances, to the code, are being requested as part of the zoning map amendment request. The proposed use for a contractor’s office is permitted in the CG (general commercial) zoning district.
LOCATION:	2275 Harlem Road is on the Southwest corner of Harlem Road and Forest Hills Road.
FUTURE LAND USE:	Public Facility.
ZONING DISTRICT:	This property is currently zoned R1 (single-family).
ADJACENT ZONING:	North: CR, Gas Station and Strip Center. South: R1, Single-family. West: IL, auto-body repair shop. East: CR, Gas Station.
FINDINGS OF FACT:	<ol style="list-style-type: none"> 1. <i>The proposed amendment would not interfere with the policies and proposals of the City area comprehensive plan adopted by the City Council.</i> 2. <i>The proposed amendment would be consistent with the framework that the City has cultivated to continue city development in a very orderly manner.</i> 3. <i>The proposed amendment would not permit uses, buildings, or structures incompatible with the character of development or intended uses within specified zoning districts.</i> 4. <i>Any additions, alterations, or remodeling of existing buildings or structures would not be modeled in such a way as to avoid the restrictions and limitations imposed in the ordinance.</i> 5. <i>The proposed amendment would not promote the overcrowding of land and undue construction of structures.</i>

<p>RECOMMENDATION:</p> <p>CONDITIONS:</p>	<p>6. <i>The public health, safety, morals, comfort, peace, and general welfare of the people would be promoted as a result of the proposed amendment.</i></p> <p>7. <i>The risk of bodily harm to a person of damage to personal property or chattels by fire, explosion, toxic fumes and other hazards would not become more likely as a result of the proposed amendment.</i></p> <p>8. <i>The proposed amendment would not encourage the prevention of incompatible uses or nuisances.</i></p> <p>Staff recommends Approval, with conditions.</p> <ol style="list-style-type: none"> 1. All construction materials will be stored inside the building. No outside storage will be allowed. 2. The parking lot will need to be restriped. 3. An 8-foot landscape buffer will be required along Harlem Road 4. Building plans and permits will be required for any remodeling and improvements to the interior of the building.
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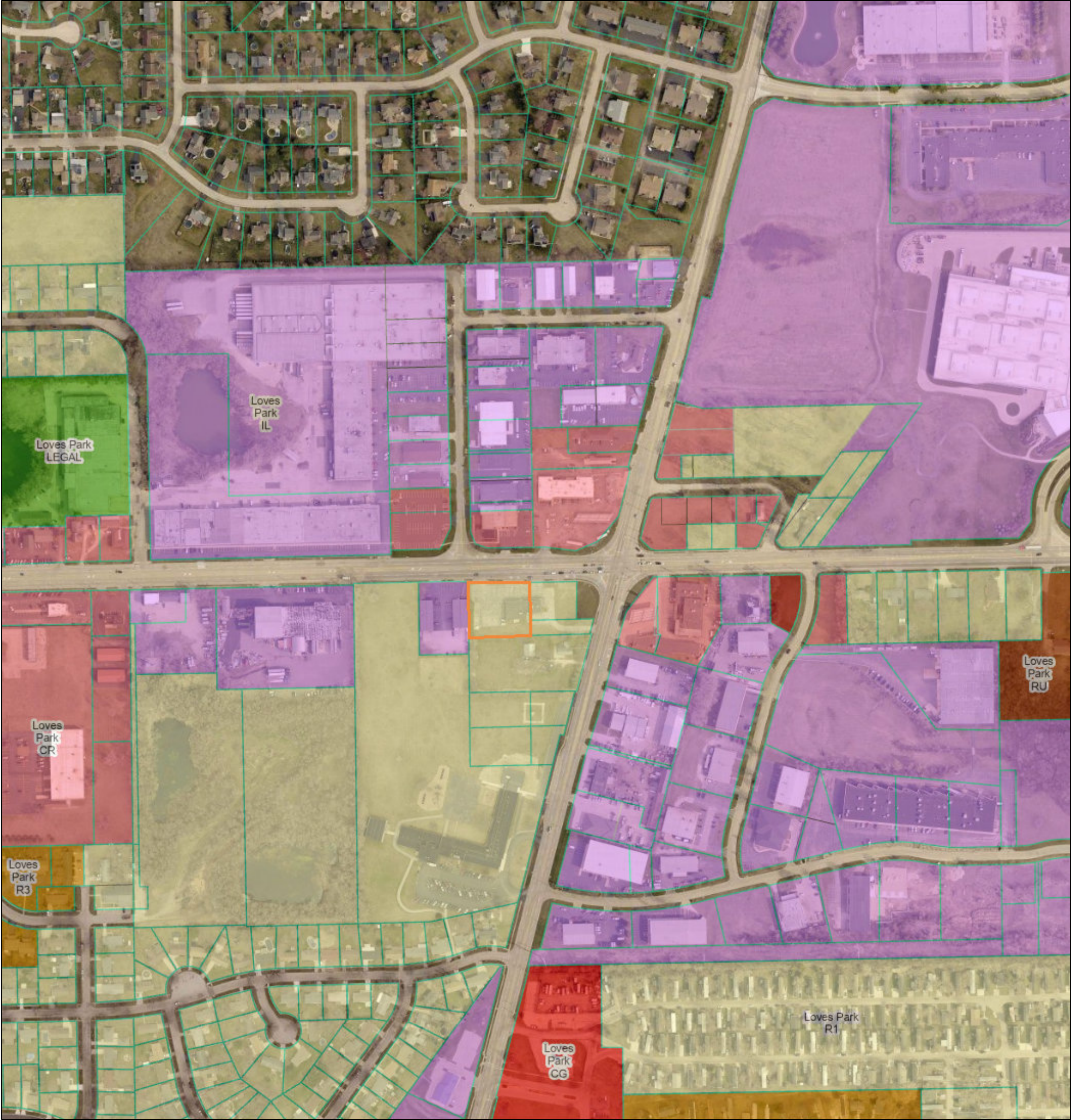
ATTACHED: AERIAL

RECOMMENDATION: APPROVAL/DENIAL/TABLED **VOTE:** _____

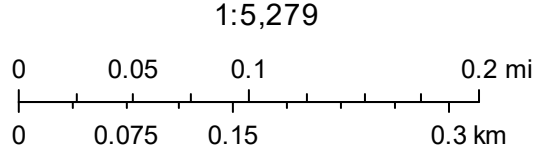
CONDITIONS:

AUDIENCE COMMENTS:

2275 Harlem Road



12/27/2024



Zoning Board of Appeals Staff Report

January 16, 2025

SUBJECT: 6800 Forest Hills Road – Amendment to the Special Use Permit in the Light Industrial Zoning District	
PROJECT SUMMARY:	The applicant, Darko Gligorevic, is requesting an amendment to a special use permit at 6800 Forest Hills Road, within the IL Zoning district. The original special use permit was approved on April 1, 2024. The requested amendment includes an 16,800 square foot building for an indoor sports facility (site plan attached), and an additional 5,310 square foot indoor storage building (site plan attached).
CODE REQUIREMENT:	Requirements per the approval of the original special use permit, ordinance No. 4617-24 (attached).
LOCATION:	6800 Forest Hills Road is located on the northwest corner of East Riverside Boulevard and Forest Hills Road.
FUTURE LAND USE:	General Commercial
ZONING DISTRICT:	This property is in the Light Industrial (IL) zoning district.
ADJACENT ZONING/USE:	North: IH, contractor’s offices. South: CG, restaurants and retail. West: IH, concrete/asphalt pulverizing operation. East: CR, carwash and retail.
SETBACKS (Min):	Required Front – 60 feet Rear – 0 feet Side – 10 feet Provided (baseball field building) Front – 41 feet Rear – N/A Side – 30 feet Provided (new storage units) Front – 30 feet Rear – N/A Side – 15 feet
PARKING:	Parking requirement for the indoor sports facility is 40 parking stalls. The proposed site plan provides 52 parking stalls for the “baseball field building”. 2-ADA compliant parking stalls are required for the “baseball field building”, which are provided (attached).
LANDSCAPING:	Please see attached site plan

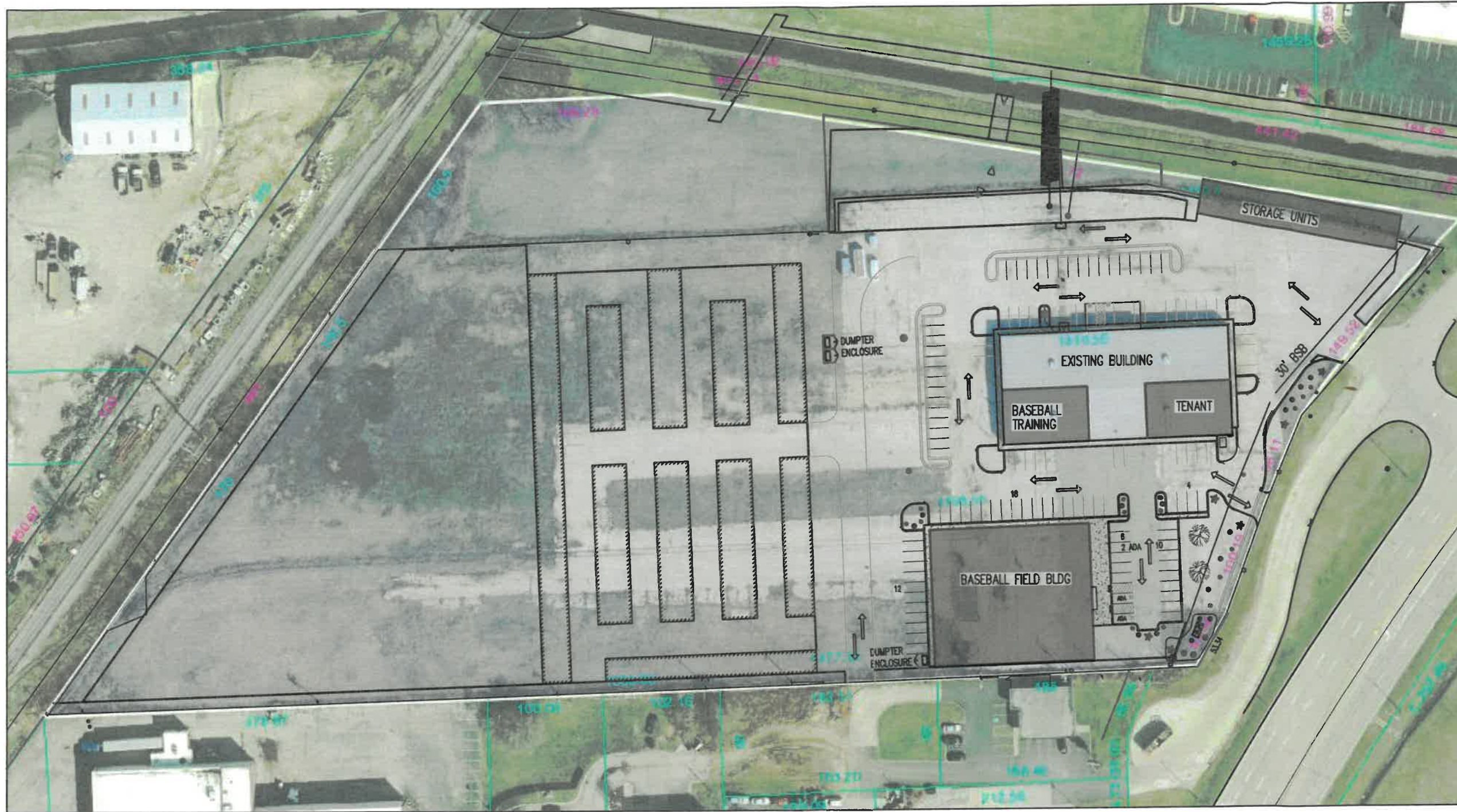
SIGNAGE:	No additional, stand-alone, signage is being requested
DUMPSTER:	A dumpster enclosure is being provided (attached site plan)
FINDINGS OF FACT:	<ol style="list-style-type: none"> 1. <i>The establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.</i> 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> 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> 4. <i>Adequate utilities, access roads, drainage and/or necessary facilities have been, are being, or will be provided.</i> 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> 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>
RECOMMENDATION:	Staff recommends Approval , with conditions.
CONDITIONS:	<ol style="list-style-type: none"> 1. All of the requirements per ordinance 4617-24 shall remain. 2. Site plan must be followed as provided.

ATTACHED: SITE/LANDSCAPE PLAN, BUILDING ELEVATION, AND ORDINANCE 4617-24

RECOMMENDATION: APPROVAL/DENIAL/TABLED **VOTE:** _____

CONDITIONS:

AUDIENCE COMMENTS:



BASEBALL FIELD BUILDING CUSTOMER PARKING	
PARKING STALLS:	50
STALL SIZE:	9'-0"W x 18'-0"D
ADA PARKING STALLS:	2
STALL SIZE:	18'-0"W x 18'-0"D
TOTAL PARKING STALLS:	52

BASEBALL FIELD
BUILDING

6800 FOREST HILLS ROAD
LOVES PARK, IL

THIS DRAWING AND ALL REPRODUCTIONS THEREOF ARE THE PROPERTY OF FOREST HILLS ENTERPRISE, LLC AND MAY NOT BE REPRODUCED, PUBLISHED, CHANGED, OR USED IN ANYWAY WITHOUT WRITTEN CONSENT.

FOREST HILLS ENTERPRISE, LLC

6800 Forest Hills Road
Loves Park, IL 61111
815-200-9788

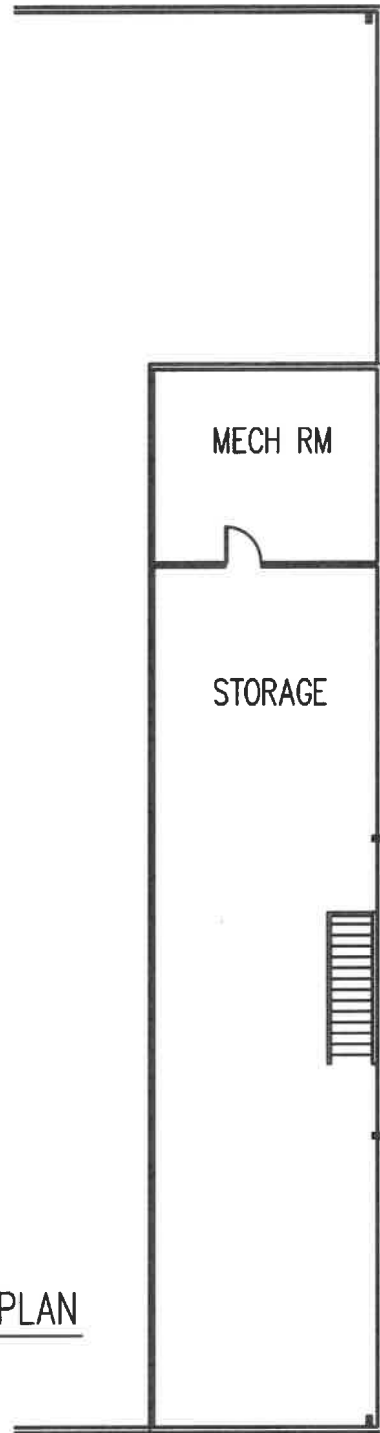
SYMBOL	PLANT	HEIGHT	SPREAD
	RHODODENDRON	2'-3'	2'-3'
	BOXWOOD SHRUB	2'-20'	
	JAPANESE MAPLE	2'-25'	
	SPIREA	2'-3'	2'-3'
	MAPLE	33'-148'	



SITE/LANDSCAPE PLAN
NOT TO SCALE

12/31/2024

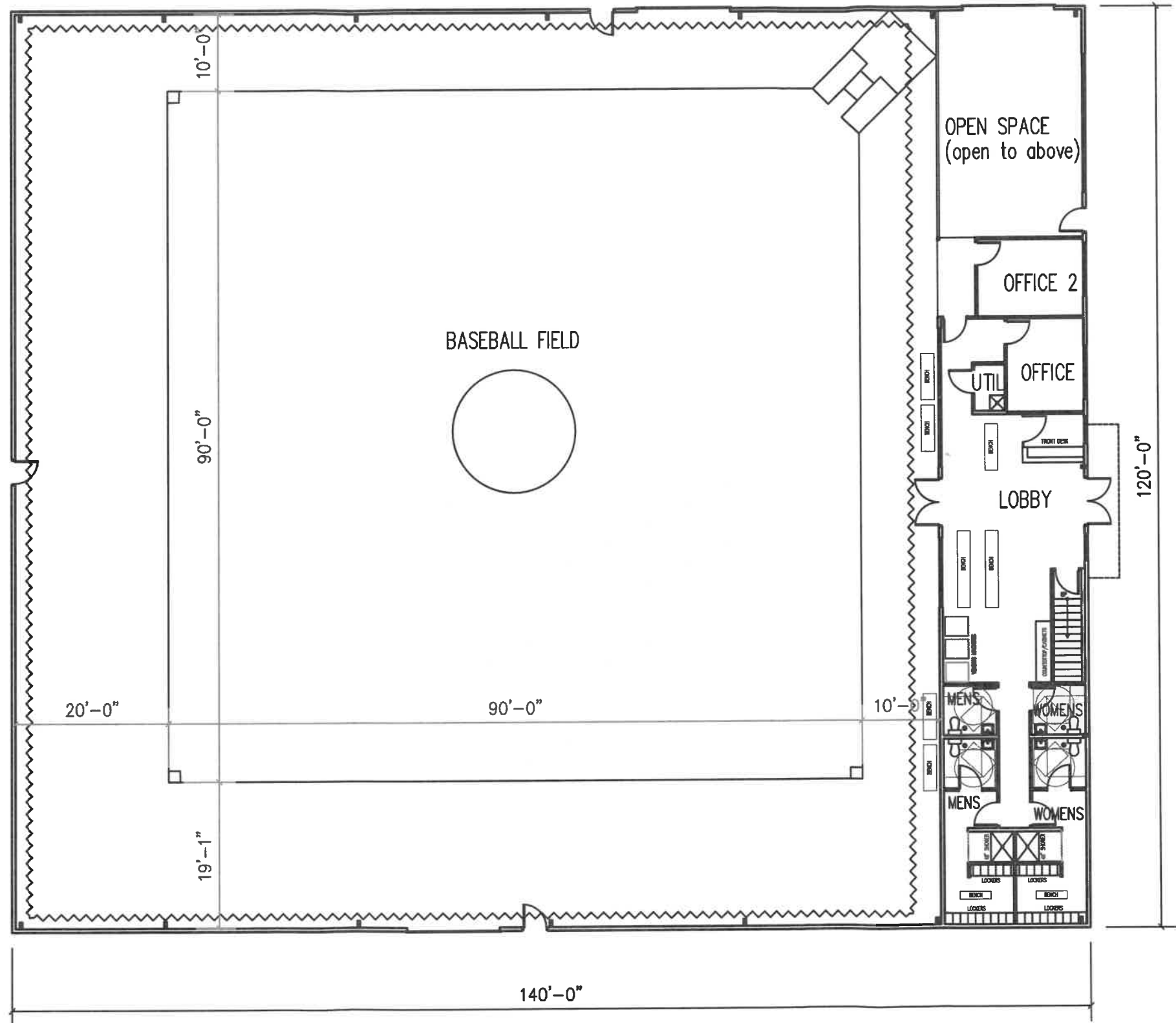
1758 SQ. FT.
SECOND FLOOR PLAN



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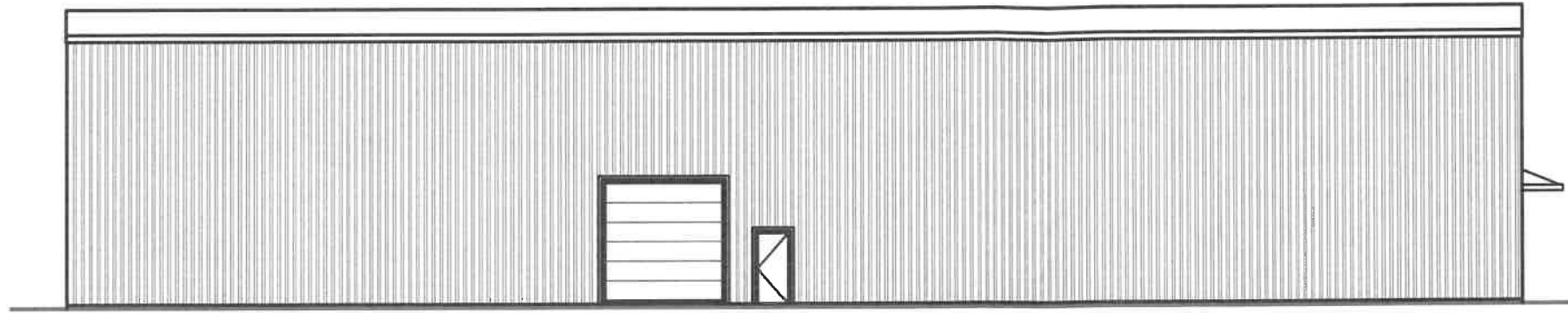
FIRST FLOOR PLAN



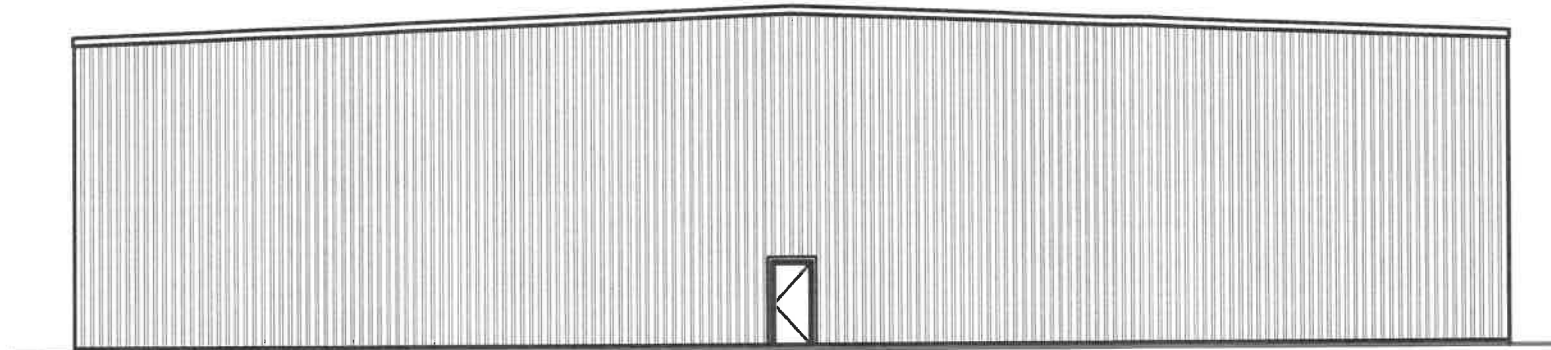
BASEBALL FIELD BUILDING

6800 FOREST HILLS ROAD
LOVES PARK, IL

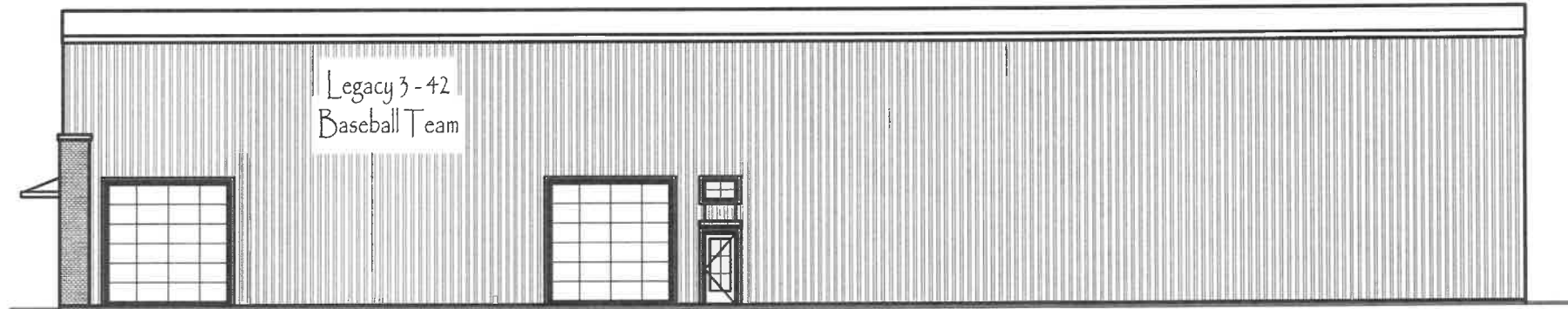
12/31/2024



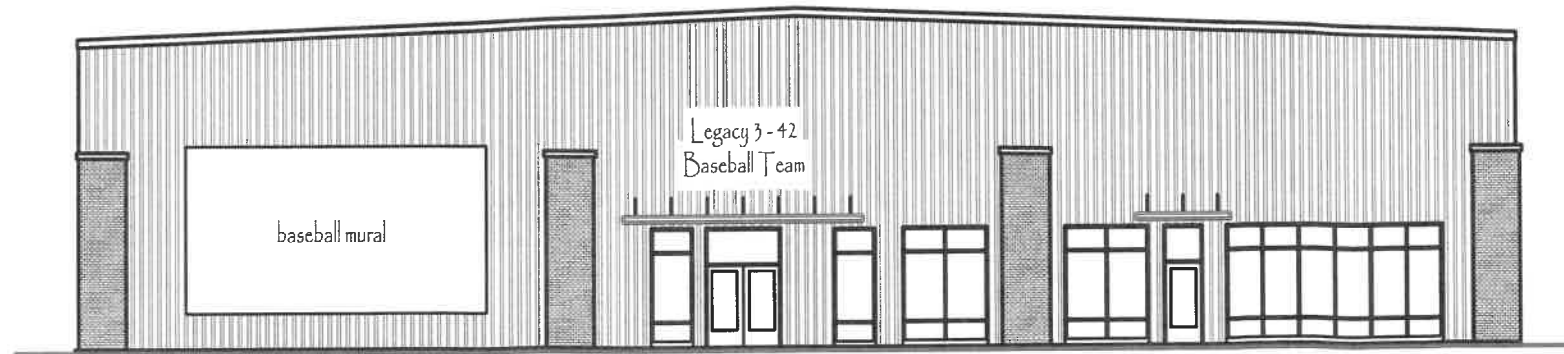
SOUTH VIEW



WEST VIEW



NORTH VIEW - PARKING LOT VIEW



EAST VIEW - STREET VIEW

BASEBALL FIELD BUILDING

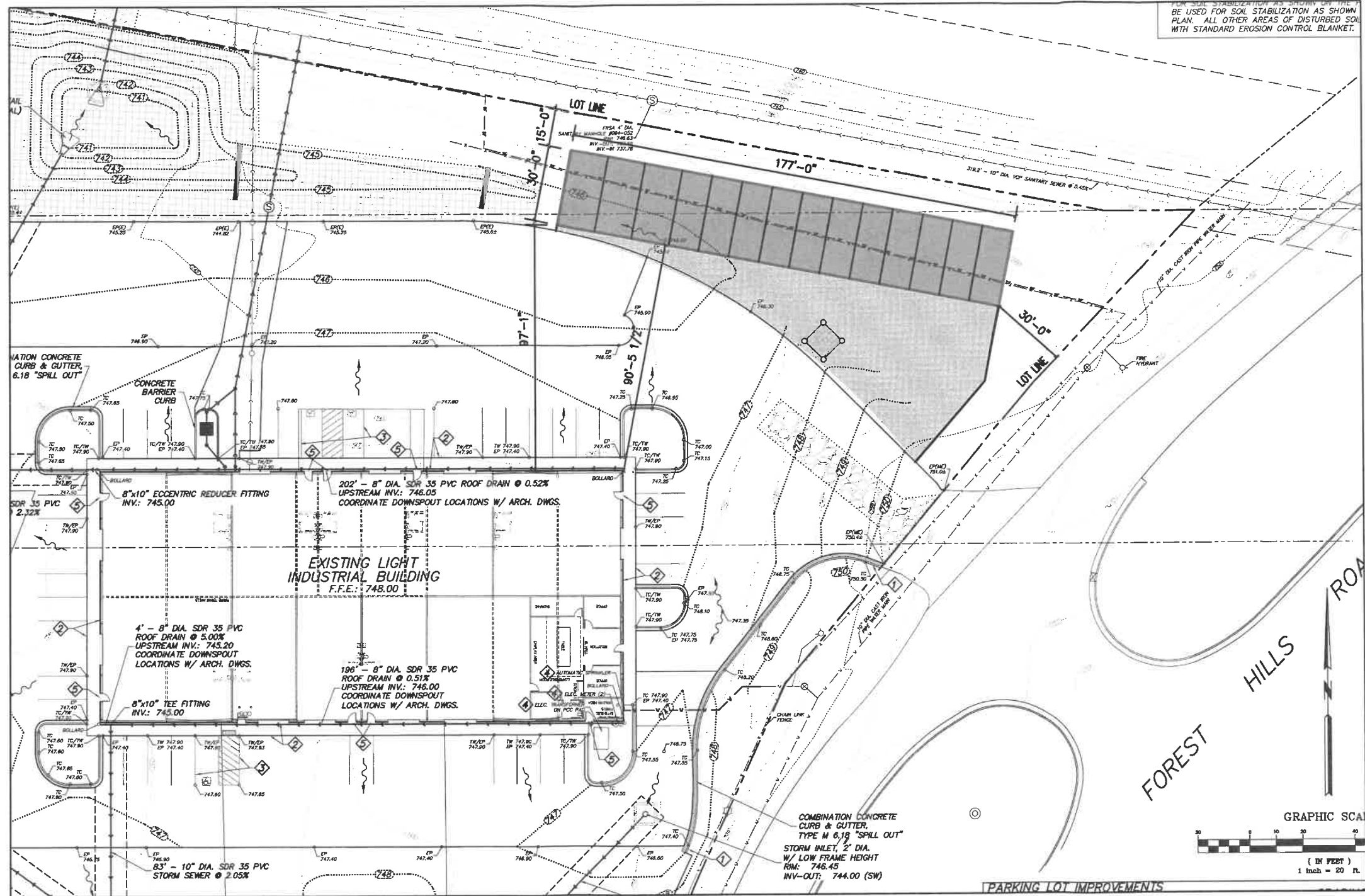
6800 FOREST HILLS ROAD
LOVES PARK, IL

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PUBLISHED, CHANGED, OR USED IN ANYWAY WITHOUT WRITTEN CONSENT.

**FOREST HILLS
ENTERPRISE, LLC**

6800 Forest Hills Road
Loves Park, IL 61111
815-200-9788

12/31/2024



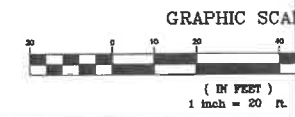
FOR SOIL STABILIZATION AS SHOWN ON THE PLAN. ALL OTHER AREAS OF DISTURBED SOIL WITH STANDARD EROSION CONTROL BLANKET.

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6800 Forest Hills Road
Loves Park, IL 61111
815-200-9788

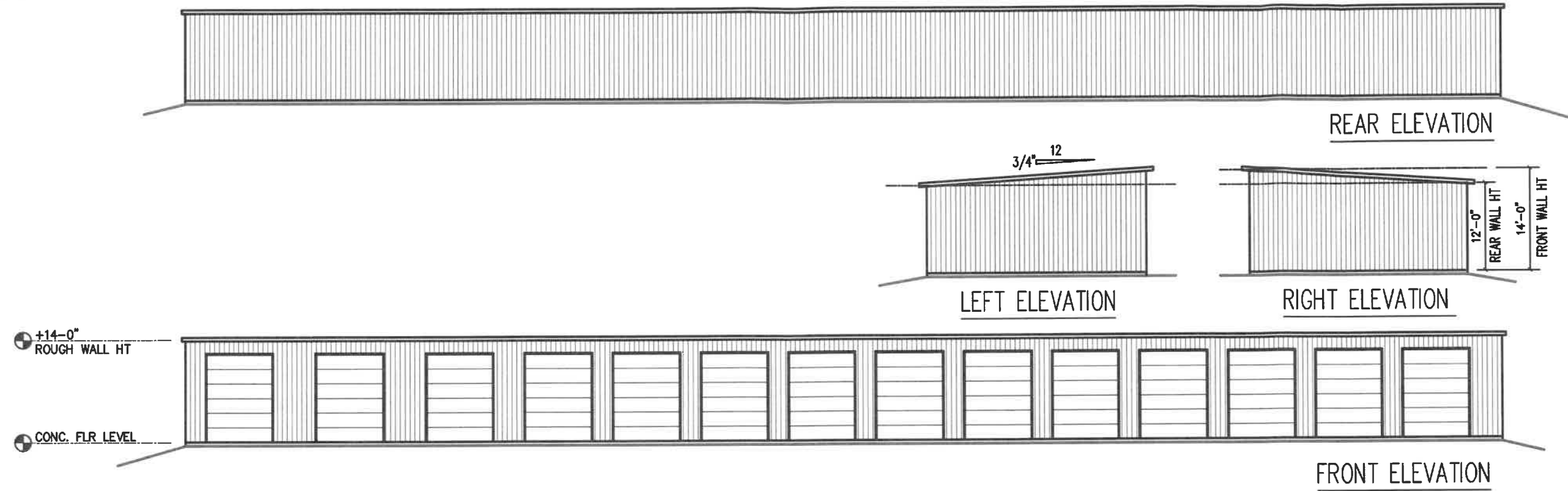
SITE PLAN



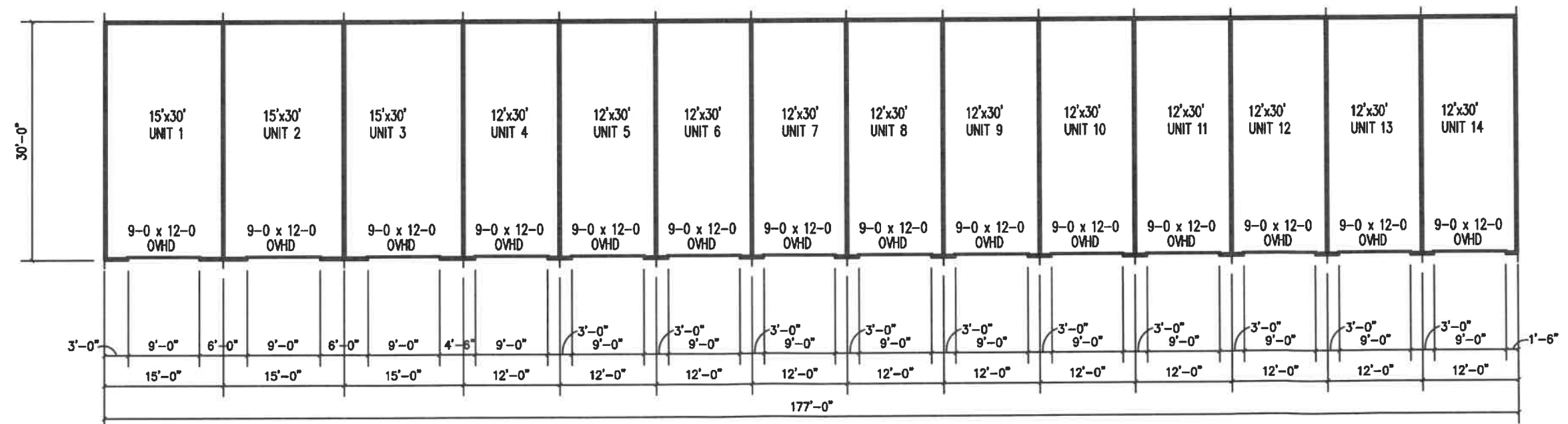
STORAGE UNIT

6800 FOREST HILLS ROAD
LOVES PARK, IL

12/31/2024



STORAGE UNIT



FLOOR PLAN

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FOREST HILLS ENTERPRISE, LLC

6800 Forest Hills Road
Loves Park, IL 61111
815-200-9788

6800 FOREST HILLS ROAD
LOVES PARK, IL

12/31/2024

South 44 degrees 19 minutes 02 seconds West along said line, a distance of 90.18 feet; thence South 39 degrees 11 minutes 57 seconds West along said line, a distance of 149.52 feet; thence South 24 degrees 20 minutes 56 seconds West along said line, a distance of 86.11 feet; thence South 21 degrees 56 minutes 52 seconds West along said line, a distance of 100.19 feet; thence South 31 degrees 03 minutes 04 seconds west along said line, a distance of 53.34 feet to the South Line of Lot 4; thence South 90 degrees 00 minutes 00 seconds West along said line, a distance of 1009.80 feet to the point of beginning, all situated in the County of Winnebago and the State Illinois.

COMMONLY KNOWN AS: 6800 Forest Hills Road
PROPERTY CODE: 12-05-176-026

Conditions:

1. The Special Use Permit expires with the change in property ownership, sale of the mini-warehouse storage business.
2. The Special Use Permit shall be revoked with verified complaints from adjacent businesses or property owners.
3. The primary building on Forest Hills Road shall provide the required 80 parking stalls, with 3 of the stalls being ADA compliant stalls.
4. All areas for driving and parking shall be paved and curbed. Existing concrete and asphalt areas shall all be repaired and resurfaced. No parking on impervious surfaces shall be permitted.
5. The Special Use Permit shall be renewed 1 year from the date of approval.
6. A dumpster enclosure shall be provided for the primary building and for the mini-warehouse storage buildings. The enclosure may be shared between the office/contractor building and the mini-warehouse businesses. The enclosure shall be poured concrete or masonry to adequately shield containers within. The enclosure shall be relocated behind the existing building. The use of chain link fencing shall not be permitted for the enclosure.
7. A 6 foot steel privacy fence shall surround the mini-warehouse and outside Storage areas. The vinyl fence shall extend the full length of the southern parcel.
8. The storage of semis or semi-tractor trailers shall not be permitted. No repairs or maintenance of vehicles shall be permitted at this location.
9. The area north of the mini-warehouse storage shall be restored back to grass, as indicated on the site plan.
10. Eight foot deep landscape buffers shall be provided in front of the mini-warehouse storage facility, as well as, along the service drive frontage on Forest Hills Road. An updated landscape plan shall be provided to Staff for approval within 30 days. The updated plan shall include landscape islands in the parking area, as well as, both landscape buffers. Standalone landscape beds shall be provided for obscurity in between business on Riverside Boulevard.
11. All building setbacks shall be observed.
12. No storage of combustible or hazardous materials is permitted in the storage units or outside storage area.

The findings and recommendation of the Zoning Board of Appeals on the question of granting this Special Use Permit and Site Plan are hereby accepted, adopted and made

Zoning Board of Appeals Staff Report

January 16, 2025

SUBJECT: 5501 Windsor Road – Amendment to the Special Use Permit in the One-Family Residential Zoning District	
PROJECT SUMMARY:	The applicant, Perry Gagliano (Redeemer Church), is requesting an amendment to a special use permit at 5501 Windsor Road, within the R1 Zoning district. The original special use permit was approved on December 15, 2014. The requested amendment includes an addition to the main building (site plan attached). The addition includes an ~700 seat auditorium with bathrooms, a lobby area, café, and offices.
CODE REQUIREMENT:	Requirements per the approval of the original special use permit, ordinance No. 3987-14 (attached).
LOCATION:	5501 Windsor Road is located 150 feet West of Applewood Lane.
FUTURE LAND USE:	Low Density Residential
ZONING DISTRICT:	This property is in the One-Family Residential (R1) zoning district.
ADJACENT ZONING/USE:	North: R3, church. South: R1, single-family residential. West: R1, single-family residential. East: R1, single-family residential.
SETBACKS (Min):	Required Front – 35 feet Rear – 30 feet Side – 6 feet Provided Front – 35 feet Rear – 30 feet Side – 6 feet
PARKING:	Provided (currently) 209 Parking stalls 10 ADA compliant stalls Required Based on the addition of the 700 seat auditorium, City code requires 1 parking stall per 3 seats. The requirement, based on code, is for an additional 234 parking stalls. Total Parking: 443 Parking stalls 9 ADA compliant stalls Provided (site-plan) 326 Parking stalls 14 ADA compliant stalls
LANDSCAPING:	Please see attached site plan

SIGNAGE:	No additional, stand-alone, signage is being requested
FINDINGS OF FACT:	<ol style="list-style-type: none"> 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> 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> 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> 4. <i>Adequate utilities, access roads, drainage and/or necessary facilities have been, are being, or will be provided.</i> 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> 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>
RECOMMENDATION:	Staff recommends Approval , with conditions.
CONDITIONS:	<ol style="list-style-type: none"> 1. The masterplan, as submitted, must be followed as part of the special use permit. Any changes to the plan will require an amendment to the special use permit. 2. The amended special use permit will need to be renewed if permits have not been taken out for the project within one-year from the approval date by City Council.

ATTACHED: SITE/LANDSCAPE PLAN, AERIAL, AND ORDINANCE 3987-14

RECOMMENDATION: APPROVAL/DENIAL/TABLED VOTE: _____

CONDITIONS:

AUDIENCE COMMENTS:



WINDSOR RD

SITE LIGHTING

ENTRY SIGNAGE

PARKING

RETENTION POND

KIDS PLAY

PARKING

DROP OFF

PATIO

RETAINING WALL

CAFE

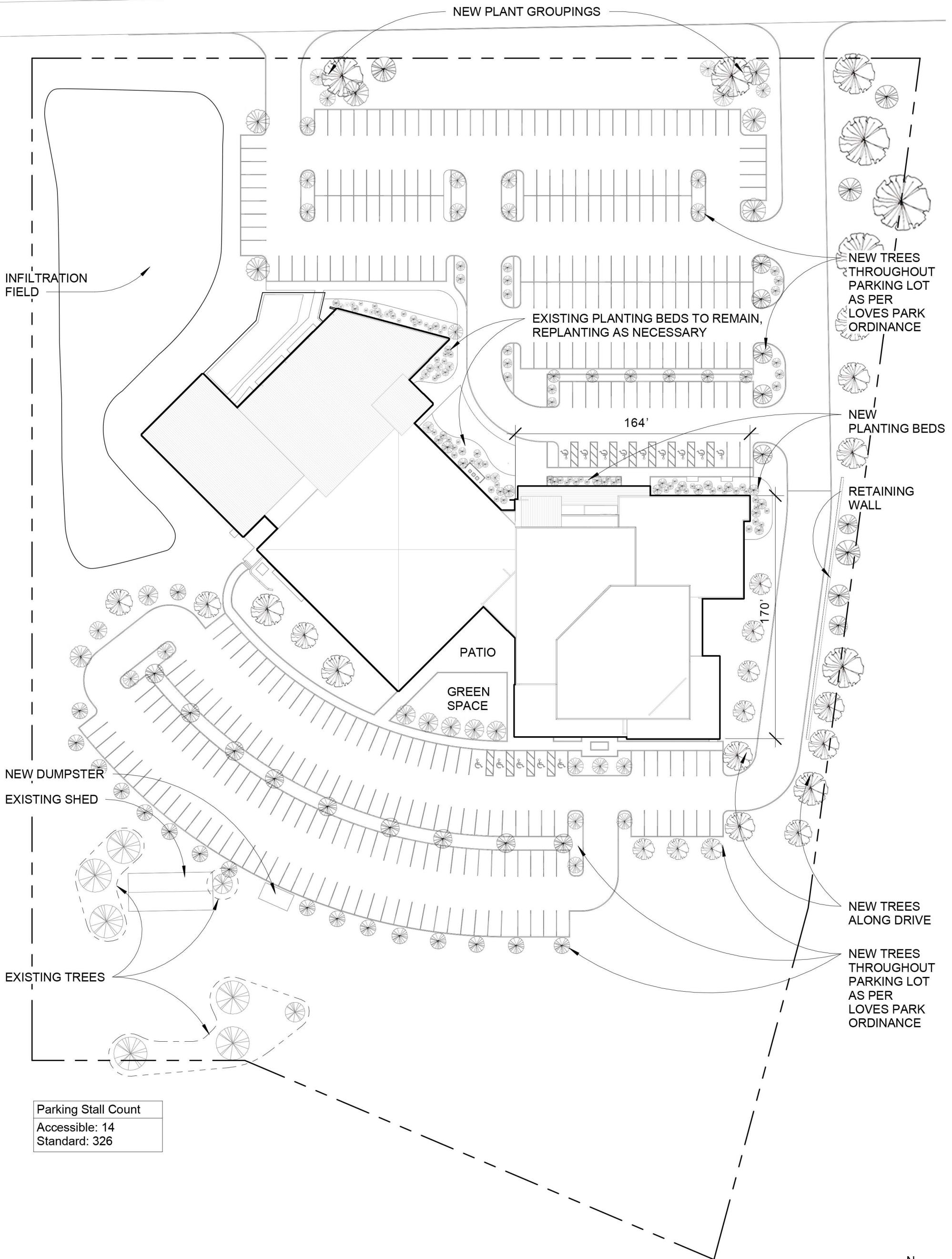
PATIO

GREEN SPACE

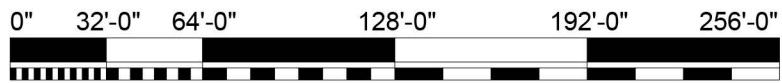
PARKING

LOBBY

EXISTING SHED



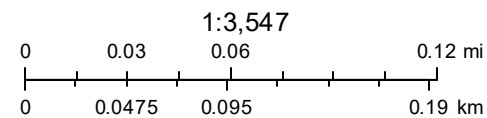
Parking Stall Count
Accessible: 14
Standard: 326



5501 Windsor Road



1/7/2025



WinGIS

ORDINANCE NO. 3987-14

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

WHEREAS, upon the petition for Special Use Permit as provided for in Ordinance No. 795 of the City of Loves Park, Illinois 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 containing findings of fact and recommending the approval of the Special Use Permit

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

That an amendment to a Special Use Permit for a church to allow a Sunday school and gym in the R1 (Single Family Residential) Zoning District under the terms of the Zoning Ordinance No. 795 of the City of Loves Park, Illinois, is hereby granted on property legally described as follows:

All of Lot "A" as designated upon the Plat of Pepper Tree Farms, being a Subdivision of part of the North ½ of Section 4, T. 44 N., R. 2 E. of the 3rd P.M., and part of the South ½ of Section 33, T. 45 N., R. 2 E. of the 3rd P.M., Winnebago County, Illinois, the plat of which subdivision is recorded in the Recorder's Office of Winnebago County, Illinois, situated in Winnebago County and State of Illinois. EXCEPTING: That property described as: Part of lot "A" as designated upon the plat of Pepper Tree Farms, being a subdivision of part of the North ½ Section 33, T. 44 N., R. 2 E. of the 3rd P.M., and part of the South ½ of Section 33, T. 45 N., R. 2 E. of the 3rd P.M., Winnebago County, Illinois, the plat of which subdivision is recorded in Book 35 of Plats on page 141 in the Recorder's Office of Winnebago County, Illinois, bounded and described as follows, to-wit: Beginning at the Northwest corner of said lot A; thence North 90 degrees 0 minutes 0 seconds East, Five Hundred Twenty-six and Thirty-two Hundredths (526.32) feet along the North line of said lot A; thence South 0 degrees 0 minutes 0 seconds East Five Hundred Sixty and Thirty-three Hundredths (560.33) feet; thence North 0 degrees 0 minutes 0 seconds East, Fifteen and Sixty-nine Hundredths (15.59) feet; thence South 0 degrees 0 minutes 0 seconds East One Hundred Forty and no Hundredths (140.00) feet to the South line of lot A; thence Westerly and North along the Southerly and west lines of said Lot A to the place of beginning, containing 8.23 acres.

COMMONLY KNOWN AS: 5501 Windsor Road
PROPERTY CODE(S): 12-04-201-001 & 12-04-126-047

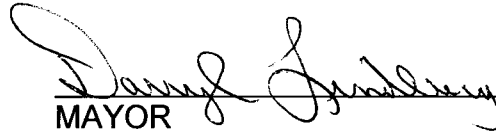
Conditions:

1. The parking area shall be striped according to the official site plan no later than May of 2015
2. Pre-school classes shall not be permitted at the church until the Special Use Permit is amended to reflect such service

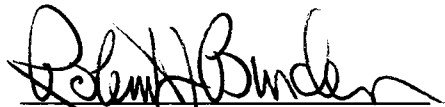
3. The parking area shall be striped in accordance with all applicable City and State codes

The findings and recommendation of the Zoning Board of Appeals on the question of granting this Special Use Permit are hereby accepted, adopted and made a part of this Ordinance. This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

APPROVED:


MAYOR

ATTEST:


CITY CLERK

PASSED: December 15, 2014, 10 Ayes (Aldermen Peterson, Holmes, Schlensker, Novak, Hobel, Jacobson, Jury, Little, Pruitt, Frykman)

APPROVED: December 16, 2014

PUBLISHED: In pamphlet form December 16, 2014 as required by Ordinance.

Zoning Board of Appeals Staff Report

January 16, 2025

SUBJECT: 5205 North Second Street – Special Use Permit for a car dealership in the Retail Commercial Zoning District	
PROJECT SUMMARY:	The applicant, Victor Armenta, is requesting special use permit for a car dealership at 5205 North Second Street, within the retail commercial (CR) zoning district. The proposed car dealership would be located on the South half of the property, located at 5205 North Second Street. The car dealership would be a shared use, on the property, with Home by Afrodita, a used appliance retailer. The existing building would be subdivided into suite 1 and 2. Suite 1 would be for Home by Afrodita, suite 2 would be for the car dealership.
LOCATION:	5205 North Second Street is located on the Northeast corner of North Second Street and Frances Avenue.
FUTURE LAND USE:	Town Center Commercial
ZONING DISTRICT:	This property is in the Retail Commercial (CR) zoning district.
ADJACENT ZONING/USE:	North: CR, fast food restaurant. South: CR, single-family residential. West: CR, printing business. East: R1, single-family residential.
SETBACKS (Min):	Required Front – 60 feet Rear – 20 feet Side – 5 feet Provided Front – 20 feet Rear – 105 feet Side – 30 feet
PARKING:	Required (car dealership) 6 stalls for customers, 1 per employee, 1 ADA compliant stall Required (Home by Afrodita) 6 stalls for customers, 1 per employee, 1 ADA compliant stall
LANDSCAPING:	Please see attached site plan
SIGNAGE:	Co-locating sign for the proposed car lot on the existing pylon sign.
DUMPSTER:	A dumpster enclosure is being provided (attached site plan)
FINDINGS OF FACT:	<i>1. The establishment, maintenance, or operation of the Special</i>

<p>RECOMMENDATION:</p> <p>CONDITIONS:</p>	<p><i>Use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.</i></p> <ol style="list-style-type: none"> 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> 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> 4. <i>Adequate utilities, access roads, drainage and/or necessary facilities have been, are being, or will be provided.</i> 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> 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>Staff recommends Approval, with conditions.</p> <ol style="list-style-type: none"> 1. A site obscuring hedge or fence, at least 2 feet in height, will need to be provided along the South end of the property. 2. A sign for the car dealership will need to co-locate on the existing pylon sign. The new sign will require approval and permitting by the Community Development Department and the Illinois Department of Transportation. 3. The entire parking lot will need to be striped. 4. 6 parking stalls for customer parking will be required, for each business. 5. 2 ADA compliant parking stalls will be required, for each business. 6. There shall be no more than 16 cars advertised for sale at any given time on the property. 7. A dumpster enclosure will require approval and permitting by the Community Development Department. 8. Any subdividing of interior space will require approval and permitting by the Community Development Department. 9. No auto repair or detailing of any kind will be permitted on the property, this includes car washing. 10. The Special Use Permit will require renewal one-year after approval by City Council.
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RECOMMENDATION: APPROVAL/DENIAL/TABLED

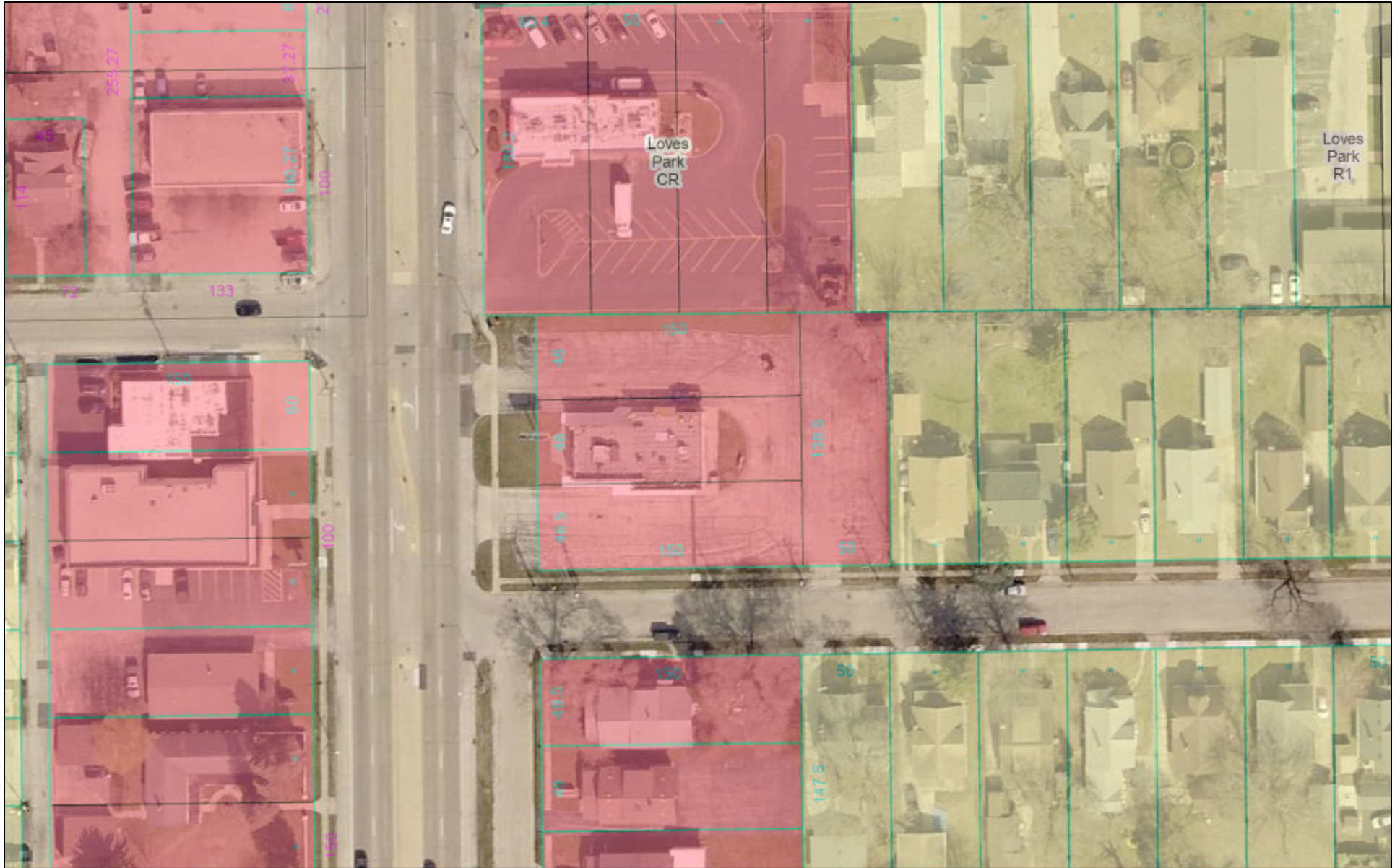
VOTE: _____

CONDITIONS:

AUDIENCE COMMENTS:

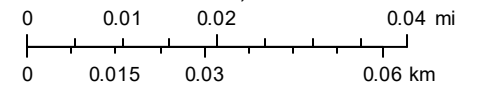


5205 North Second Street



1/2/2025

1:1,277



WinGIS



employee parking
Common Area

Loading Zone

Suite 1 office

Suite 2 Office

Suite 1 lot

Suite 2 lot
Car lot



2 ft High Hedges

Sign

Co-locate

1512

January 6, 2025

Loves Park Zoning Board of Appeals
100 Heart Boulevard
Loves Park, IL. 61111

Subject: Zoning for 5205 North Second Street used car lot

Dear Zoning Board Members:

My husband and I are against zoning for a used car lot at 5205 North Second Street . We cannot think of a good reason why a used car lot at 5205 North Second Street would be beneficial to the people of Loves Park. On North Second Street in Loves Park there are approximately 10 used car lots. We do not need another used car lot on North Second Street.

Used car lots do not enhance a neighborhood or make a community a better place to live. A used car lot at 5205 North Second Street will reduce our property value.

Please , for the sake of Loves Park citizens deny zoning for a used car lot at 5205 North Second Street.

Thank You,

Carolyn Young
James Young

Carolyn Young
James Young
513 Frances Ave.
Loves Park, il 61111
815-877-6972

Zoning Board of Appeals Staff Report

January 16, 2025

SUBJECT: 2100 Harlem Road – Special Use Permit for an accessory residential use in the Retail Commercial Zoning District	
PROJECT SUMMARY:	The applicant, Karen Gresty, is requesting special use permit for an accessory residential use, within the retail commercial (CR) zoning district. Currently, there are two separate properties, one at 2080 Harlem Road (residential use) and one at 2100 Harlem Road (commercial use). The house located at 2080 Harlem Road is being remodeled for residential use. The applicant would like to extend sewer and water from 2100 Harlem Road to 2080 Harlem Road. However, in order to do that, the properties will need to be combined.
LOCATION:	2100 Harlem Road is located 1200 feet East of the intersection between Harlem and Alpine Roads.
FUTURE LAND USE:	Service Industrial
ZONING DISTRICT:	This property is in the Retail Commercial (CR) zoning district.
ADJACENT ZONING/USE:	North: IL, Paper Recovery. South: CR, restaurants. West: CR, car dealership. East: IL, industrial strip center
SETBACKS (Min):	Required Front – 47.5 feet Rear – 20 feet Side – 5 feet Provided Front – 63 feet Rear – 20 feet Side – 20 feet
PARKING:	Required (residential) 3 parking spaces shall be provided. A paved, hard surface, driveway is required.
LANDSCAPING:	No landscaping plan provided
SIGNAGE:	Signage is not being requested as part of this application.
FINDINGS OF FACT:	<ol style="list-style-type: none"> 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> 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>

	<p>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></p> <p>4. <i>Adequate utilities, access roads, drainage and/or necessary 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>
RECOMMENDATION:	Staff recommends Approval , with conditions.
CONDITIONS:	<ol style="list-style-type: none"> 1. The driveway serving the residential property will need to be paved with asphalt or concrete. 2. No vehicles may be stored or parked on any pervious surface 3. The accessory residential building may not be used, rented, or sold as a short-term vacation rental. 4. The Special Use Permit will require renewal one-year after approval by City Council. At the time of renewal, a plan for the commercial building will need to submitted and approved by the City.

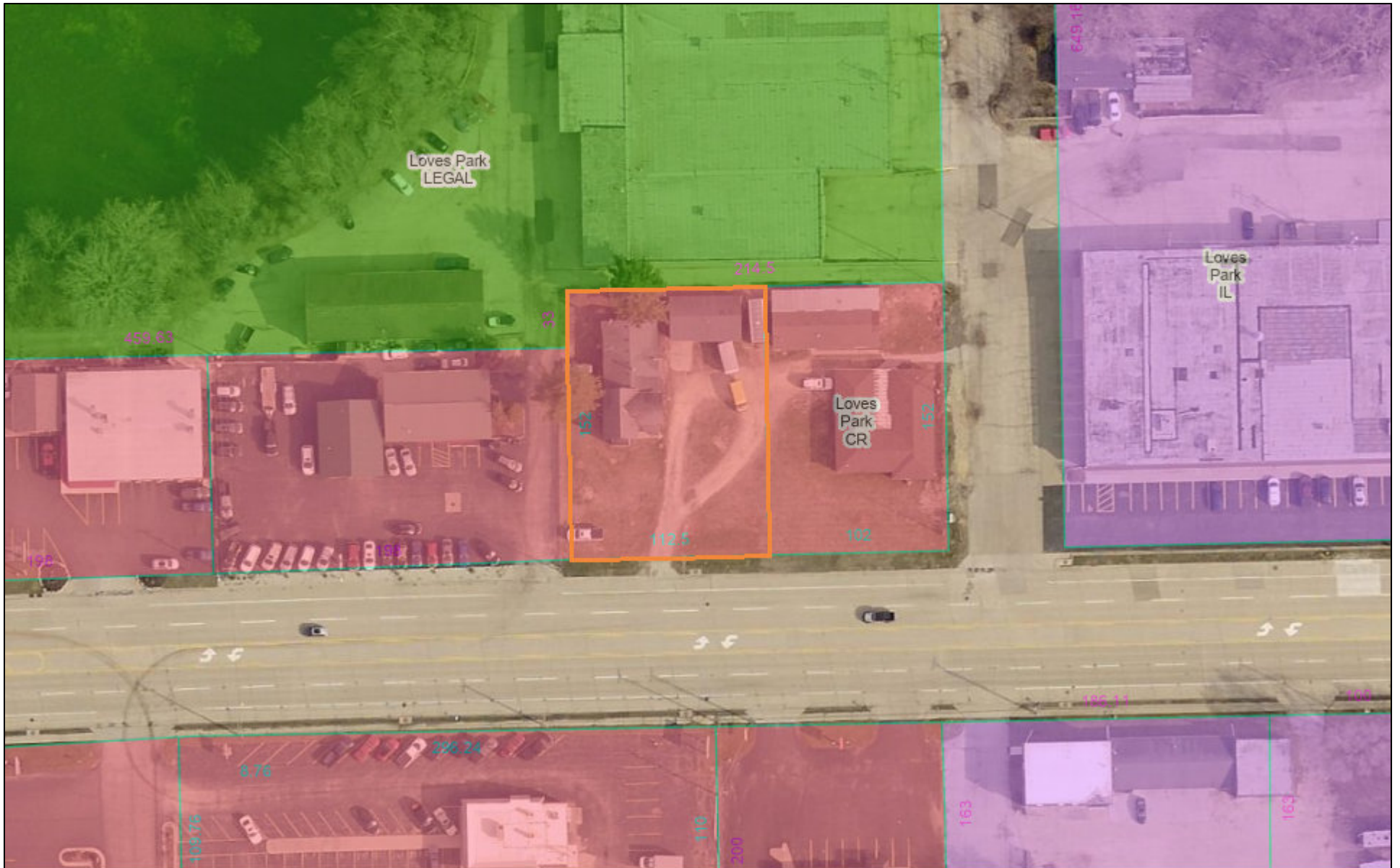
ATTACHED: AERIAL OF PROPERTY

RECOMMENDATION: APPROVAL/DENIAL/TABLED **VOTE:** _____

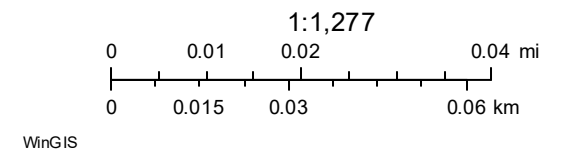
CONDITIONS:

AUDIENCE COMMENTS:

2100 Harlem Road



1/6/2025





Search [Locator](#) [Details](#) [Markup](#) [Buffer](#)

Measure

Zoom to Municipality

① For addresses, omit the street direction and suffix. For example, '127 Wyma'

Search by Name

Search

2100 HARLEM RD

Pin: 0829452032

Ownership: GRESTY, JAREN

Township: HARLEM Assessor Page

[Assessment Info](#) | [Tax Info](#)

[View Parcel and Details](#)

Zoom to

2100 HARLEM RD

Pin: 0829452031

Ownership: GRESTY, KAREN

Township: HARLEM Assessor Page

[Assessment Info](#) | [Tax Info](#)

[View Parcel and Details](#)

Zoom to



Settings

Dark Mode

Identify

Reticle

50 ft

186.11