



**AGENDA**  
**LOVES PARK ZONING BOARD OF APPEALS**  
**February 20, 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 January 16, 2025 meeting
3. Report from the Zoning Office – None
4. Unfinished business – None
5. New business –
  - A. **6330 E. Riverside Blvd.** (12-03-176-010) – A Special Use Permit to allow a tattoo studio in a CR (Commercial Retail) Zoning District.
6. Public participation & comment
7. General discussion
8. Adjournment



## Zoning Board of Appeals Committee Minutes

DATE OF MEETING: January 16, 2025

CALLED TO ORDER: 5:30 P.M.

MEMBERS PRESENT: Catherine Nelson, Don Daniels, Frank Laudicina, Rhonda Taylor, Nathan Kutz, Al Carajuana and Jennifer Hall.

ALSO PRESENT: Juan Terre', Nathan Bruck, Deen Cooper, Chris Dopkins, Perry Gagliano, Joe Kinney, Victor Armenta, Mike Gresty, Darko Gligorevic, Miguel Urena, Dennis Wilson, Cvika Cedillo, Mary Cox, Britt Moser.

APPROVAL OF MINUTES: December 19, 2024  
Don Daniels moved to approve said motion. Frank Laudicina seconded said motion.  
Motion carried 7 ayes – 0 nays

ZONING OFFICER REPORT: None

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

- 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.

Petitioner: Deen Cooper

Petitioner presented an application to get a Zoning Map Amendment for 2275 Harlem Road. 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 North Park Fire Department where they Operate 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. No variances, to the code, are being requested as part of the zoning.

Staff reviewed the plans for 2275 Harlem Road and discussed 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 7 – 0 nays

- B) An amendment to the Special Use Permit in the CG (General Commercial) Zoning District for 6800 Forest Hills Road (12-05-176-026).

Petitioners: Darko Gligorevic and Miguel Urena

The petitioners, Darko Gligorevic and Miguel Urena, are 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, and an additional 5,310 square foot indoor storage building.

Staff reviewed the plans for 6800 Road and discussed city requirements with all petitioners.

Petitioners agreed to follow all city requirements.

Frank Laudicinda moved to approve said motion. Don Danials seconded said motion.

Motion carried 7 ayes – 0 nays

- C) An amendment to the Special Use Permit in the R1 (Single-Family Residential) Zoning District For 5501 Windsor Road (12-04-201-020)

Petitioners: Chris Dopkins, Perry Gegliano, Joe Kinny, Mary Cox and Britt Moser.

The Petitioners, are 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.

Staff reviewed the plans for 5501 Windsor Road and discussed city requirements with all petitioners.

Petitioners agreed to follow all city requirements.

Frank Laudicinda moved to approve said motion. Don Danials seconded said motion.

Motion carried 7 ayes – 0 nays

D) A Special Use Permit to allow an auto sales lot in the CR (Commercial Retail) Zoning District at 5205 North Second Street (12-07-105-002)

Petitioners: Victor Armenta, Dennis Wilson, Cvika Cedillo.

The petitioners are requesting a 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.

Staff reviewed the plans for 5205 North Second Street and discussed city requirements with all petitioners.

Petitioners agreed to follow all city requirements.

Frank Laudicinda moved to approve said motion. Don Danials seconded said motion.

Motion carried 7 ayes – 0 nays

- E) A Special Use Permit to allow an accessory dwelling unit in the CR (Commercial Retail) Zoning District at 2100 Harlem Road (08-29-452-032, 08-29-452-031)

Petitioners: Mike Gresky

The petitioner is requesting a 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.

Staff reviewed the plans for 2100 Harlem Road and discussed city requirements with all petitioners.

Petitioners agreed to follow all city requirements.

Frank Laudicinda moved to approve said motion. Don Danials seconded said motion.

Motion carried 7 ayes – 0 nays

Frank Laudicinda moved for adjournment at 6:15 p.m.; seconded by Don Danials. The motion to adjourn was approved by a vote of 7 ayes – 0 nays.

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

# Zoning Board of Appeals Staff Report

January 29, 2025

**SUBJECT:** 6330 E. Riverside Blvd. – Special Use Permit for a tattoo shop in the Retail Commercial Zoning District

**PROJECT SUMMARY:** The applicants, Ahren Bloomquist and Zack Shereck, are requesting a special use permit for a tattoo shop, within the retail commercial (CR) zoning district. Currently, this property has multiple units including, but not limited to, restaurants and retail.

**LOCATION:** 6330 E. Riverside Blvd. The Northwest corner of East Riverside Blvd and Sinkiawic Parkway.

**FUTURE LAND USE:** **Retail Commercial**

**ZONING DISTRICT:** This property is in the Retail Commercial (CR) zoning district.

**ADJACENT ZONING/USE:**  
**North:** CR, No Joke Mixed Martial Arts.  
**South:** CR, offices (Rockford).  
**West:** CR, car oil change.  
**East:** IL, restaurants.

**SETBACKS (Min):**  
**Required**  
Front – 50 feet  
Rear – 20 feet  
Side – 5 feet

**Provided**  
Front – 52 feet  
Rear – 35 feet  
Side – 30 feet

**PARKING:** **Required (retail)**  
Exceeds requirements as business located in strip mall.

**CHAPTER 22 ARTICLE V  
REQUIREMENTS**

- Facility and equipment shall be maintained in a clean and sanitary condition.
- Any individual who performs tattooing, body piercing, body branding or body carving shall be licensed and shall submit copy of license to the City.
- Hours of operation shall be daily from 10AM to 10PM.
- Any tattoo, body piercing, body branding or body carving business may not be operated within 500 feet of churches, schools, and/or other tattoo establishments.

LANDSCAPING:	No landscaping plan required
SIGNAGE:	Signage is not being requested as part of this application.
FINDINGS OF FACT:	<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 facilities have been, are being, or will be provided.</i></li> <li>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></li> <li>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></li> </ol>
RECOMMENDATION:	Staff recommends <b>Approval</b> , with conditions.
CONDITIONS:	<ol style="list-style-type: none"> <li>1. Must comply with Code of Ordinances Chapter 22 Article V.</li> <li>2. Any verified complaints may result in revocation of Special Use Permit.</li> <li>3. Special Use Permit will need to be renewed with change of ownership.</li> </ol>

**ATTACHED: IMAGE OF POTENTIAL LOGO DESIGN**

**RECOMMENDATION:** APPROVAL/DENIAL/TABLED

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

**CONDITIONS:**

**AUDIENCE COMMENTS:**

# A TO Z TATTOO

