



AGENDA
LOVES PARK ZONING BOARD OF APPEALS
April 17, 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 March 20, 2025 meeting
3. Report from the Zoning Office – None
4. Unfinished business – None
5. New business –
 - A. **4801 Illinois Street** (11-12-431-013) – Seeking a variance to be able to build a garage with only five feet of separation from the house instead of ten feet
 - B. **5723 N. Second Street** (12-06-304-005, 12-06-304-006, 12-06-304-007, 12-06-304-008) – Renewal of Special Use Permit 4614-24 for outdoor food/entertainment market
 - C. **4170 N. Bell School Road** (12-02-178-014) – Construct a four story Hampton Inn hotel in an IL (Light Industrial) Zoning District
 - D. **Text Amendment** – Chapter 102 - Zoning, Article III. Districts, Division I. Generally, Section 102-132. Site area and dimensions; requirements and exceptions, (e) Fencing Regulations
 - E. **Expansion of the E. Riverside Blvd./I-90 Overlay -**
6. Public participation & comment
7. General discussion
8. Adjournment



Zoning Board of Appeals Committee Minutes

DATE OF MEETING: March 20, 2025

CALLED TO ORDER: 5:30 P.M.

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

MEMBERS ABSENT: Jennifer Hall and Frank Laudicina

ALSO PRESENT: Juan Terre', Nate Bruck, Attorney Phil A Nicolosi, Shane Lynch, Tricia Ortega
and Tonia Caruana.

APPROVAL OF MINUTES: February 20, 2025.

Don Daniels moved to approve said motion. Rhonda Taylor seconded said motion.

Motion carried ayes 4– 0 nays

ZONING OFFICER REPORT: Nate Bruck introduced Shane Lynch as our new Residential Zoning Officer.

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

- A) 4916 N. Second Street (11-12-428-020 & 11-12-428-019) – A Special Use Permit to allow parking expansion for Nica's Auto Sales in a CG (General Commercial) Zoning District.

PETITIONER: Tricia Ortega

Petitioner Trisha Ortega presented an application to Get a Special Use Permit to expand parking for Nica's Auto Sales in a CG (General Commercial) Zoning District. Stating she has owned her lot for 23 and needs to expand. She purchased the 2 lots next to hers.

Staff reviewed the application and discussed all City requirements including, plan states 34 cars but the max allowed is 25 cars. Must reduce to 25 cars. Also, the lots must be re sealed and striped within six months of passage of the SUP. Frontage land scaping must be done, along with cleaning up the back of the property.

Petitioner agreed to all conditions.

Rhonda Taylor moved to approve said motion. Nathan Kutz seconded said motion.
Motion carried 4 ayes – 0 nays

Don Danielson moved for adjournment at 5:41 p.m.; seconded by Al Carajuana.
The motion to adjourn was approved by a vote of 4 ayes – 0 nays.

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

Date: _____

Zoning Board of Appeals

Staff Report

SUBJECT:	
PROJECT SUMMARY:	
LOCATION:	
FUTURE LAND USE:	
ZONING DISTRICT	
ADJACENT ZONING/USE:	North: South: West: East:
SETBACKS (Min):	Required Front – Rear – Side – Provided Front – Rear – Side –
PARKING:	
LANDSCAPING:	
SIGNAGE:	
FINDINGS OF FACT:	<ol style="list-style-type: none"><i>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.</i><i>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.</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:
CONDITIONS:	

ATTACHED:

RECOMMENDATION: APPROVAL/DENIAL/TABLED

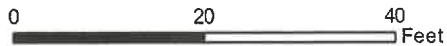
VOTE: _____

CONDITIONS:

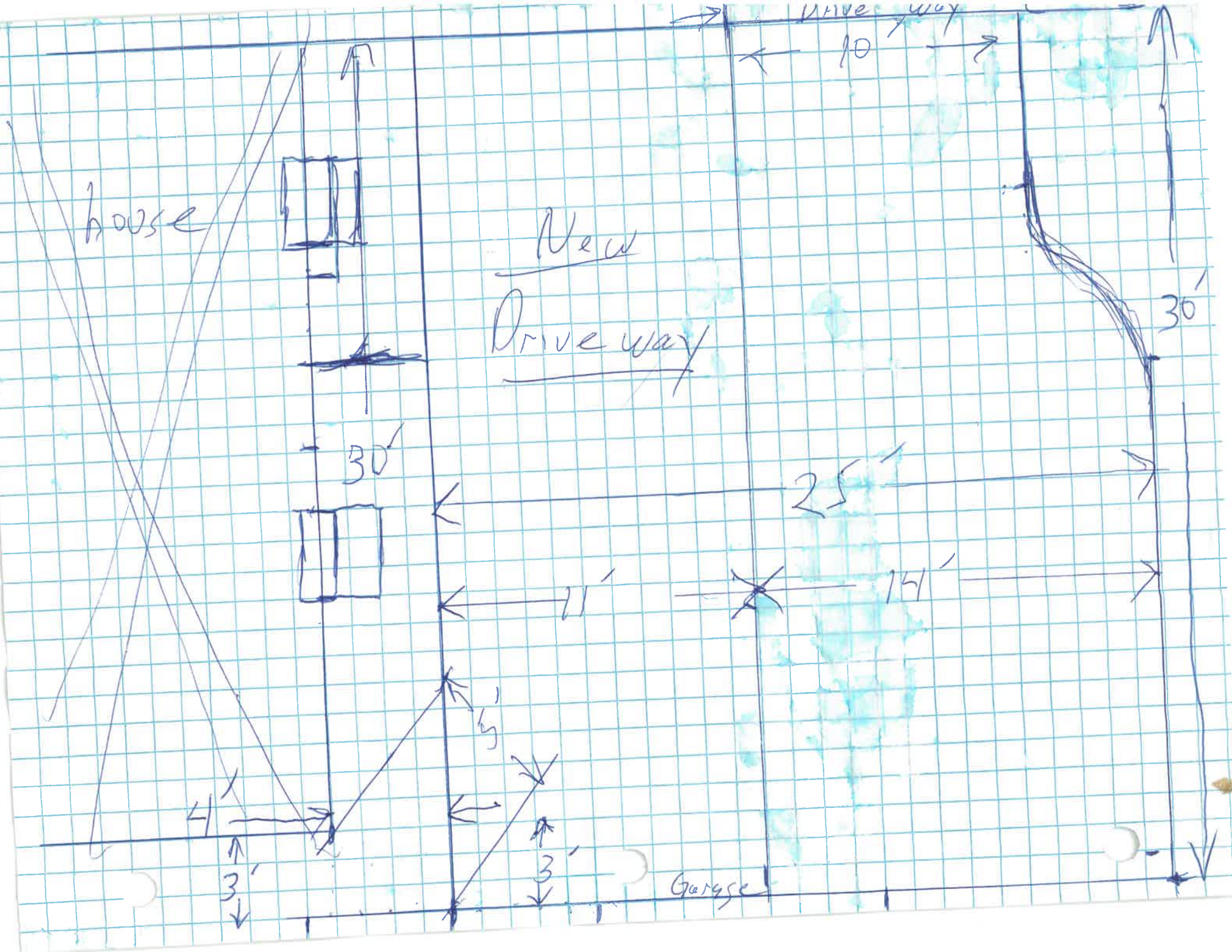
AUDIENCE COMMENTS:



WhoGIS cannot and does not warrant the accuracy of: property and boundary lines, dimensions of parcels and lots, location of structures or improvements, and topographic or geologic



SCALE: 1:240



house

New
Driveway

Garage

Driveway

10'

30'

30'

25'

11'

15'

4'

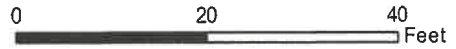
3'

5'

3'



WinGIS cannot and does not warrant the accuracy of: property and boundary lines, dimension of parcels and lots, location of structures or improvements, and topographic or geologic



SCALE: 1:240



ZONE AE

ZONE AE

100

50

100

50

150

85

65

Illinois St

Snow Ave

PANEL 1720160266E
eff. 2/17/2016

Date: _____

Zoning Board of Appeals

Staff Report

SUBJECT:	
PROJECT SUMMARY:	
LOCATION:	
FUTURE LAND USE:	
ZONING DISTRICT	
ADJACENT ZONING/USE:	North: South: West: East:
SETBACKS (Min):	Required Front – Rear – Side – Provided Front – Rear – Side –
PARKING:	
LANDSCAPING:	
SIGNAGE:	
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RECOMMENDATION:	Staff recommends:
CONDITIONS:	

ATTACHED:

RECOMMENDATION: APPROVAL/DENIAL/TABLED

VOTE: _____

CONDITIONS:

AUDIENCE COMMENTS:


CITY OF LOVES PARK

ORDINANCE NO. 4614-24

**AN ORDINANCE PROVIDING FOR A SPECIAL USE PERMIT
FOR PROPERTY COMMONLY KNOWN AS
5723 NORTH SECOND STREET IN
THE CITY OF LOVES PARK, ILLINOIS**

**ADOPTED BY THE MAYOR AND CITY COUNCIL
OF THE CITY OF LOVES PARK, ILLINOIS, THIS
4TH DAY OF MARCH, 2024**

**Published in Pamphlet Form by
authority of the Mayor and City Council
of the City of Loves Park, Illinois, this 8th
day of March, 2024.**


Robert J. Burden, City Clerk



ORDINANCE NO. 4614-24

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

WHEREAS, upon the petition for a 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 a Special Use Permit to allow an outdoor food market in the CR (Commercial Retail) 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:

Lots Twenty-seven (27), Twenty-eight (28), Twenty-nine (29), Thirty (30) and Thirty-one (31) as designated upon the Plat of Carlson's Parkview Subdivision, being a Subdivision of part of the Southwest Quarter (1/4) of Section 6, Township 44 North, Range 2 East of the Third Principal Meridian, the Plat of which Subdivision is recorded in Book 22 of Plats on Page 94 in the Recorder's Office of Winnebago County, Illinois. EXCEPTING HOWEVER, part of Lots Thirty (30) and Thirty-one (31) as designated upon the Plat of Carlson's Parkview Subdivision, being a Subdivision of part of the Southwest Quarter (1/4) of Section 6, Township 44 North, Range 2 East of the Third Principal Meridian, the Plat of which Subdivision is recorded in Book 22 of Plats on Page 94 in the Recorder's Office of Winnebago County, Illinois, bounded and described as follows, to-wit: Beginning at a point on the West line of said Lot Thirty (30), Five (5) feet South of the Northwest corner of said Lot Thirty (30); thence East, parallel with the line between said Lots Thirty (30) and Thirty-one (31) to a point Twenty-five (25) feet West of the East line of said Lot Thirty (30) (measured along a line parallel with the line dividing said Lots Thirty (30) and Thirty-one (31); thence North, parallel with the East lines of said Lots Thirty (30) and Thirty-one (31) Eight (8) feet; thence East, parallel with the line dividing said Lots Thirty (30) and Thirty-one (31), Twenty-five (25) feet to the East line of said Lot Thirty-one (31); thence North, along the East line of said Lot Thirty-one (31) to the Northeast corner of said lot; thence West along the North line of said Lot Thirty-one (31) to the Northwest corner thereof; thence South along the West lines of said Lots Thirty-one (31) and Thirty (30) a distance of Thirty (30) feet to the place of beginning; situated in the City of Loves Park, County of Winnebago and State of Illinois.

Parcel(s): 12-06-304-005, 12-06-304-007, 12-06-304-006,
12-06-304-008

Physical Address: 5723 N. Second Street

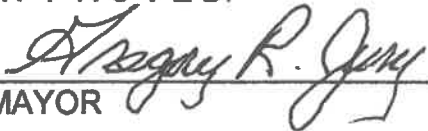
Conditions:

1. The Special Use Permit expires with the discontinuance of the outdoor food Mart granted to Mr. Carlos Rosario. The applicant shall renew the special use 1 year from the date of approval.
2. The fence indicated on the site plan shall be an open wooden fence. No temporary signage may be placed on the fence at any time.
3. The 24 parking stalls shown on the site plan shall be sufficient to Accommodate customer parking. Of the 24 parking stalls provided, one shall be an ADA compliant stall.
4. A business license shall be obtained from the City Clerk's office for this

- Business within 30 days of the approval of the special use.
5. The parking area shall be resurfaced, and striped according to the site plan.
 6. The special use shall be limited to the months of March through December, Weather permitting.
 7. Weekend hours shall be limited from 11AM to 12AM, and weekday hours from 11AM to 9PM.
 8. The decorative front entry is allowed to have business signage shall not exceed a 5'x3'. A permit for signage shall be required.
 9. If there are parking issues associated with the outdoor market, the owner shall be required to come back to the Zoning Board to address the issue.
 10. Live music and amplified music shall end by 11 pm.

The findings and recommendation of the Zoning Board of Appeals on the question of granting this Special Use Permit, in addition to the Site Plan approved by the Zoning Board of Appeals, 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

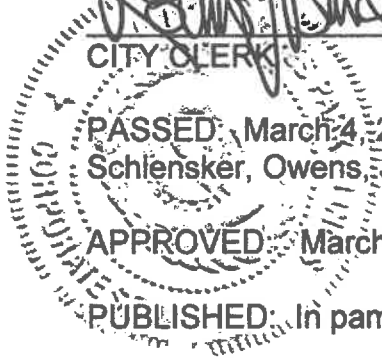
ATTEST:


CITY CLERK

PASSED: March 4, 2024, 9 Ayes (Aldermen Pruitt, Thompson, Peterson, Holmes, Schienser, Owens, John Jacobson, Little, Dan Jacobson) 1 Absent (Alderman Allton)

APPROVED: March 7, 2024

PUBLISHED: In pamphlet form March 7, 2024 as required by Ordinance.



STATE OF ILLINOIS)
COUNTY OF WINNEBAGO)
CITY OF LOVES PARK)

CERTIFICATE

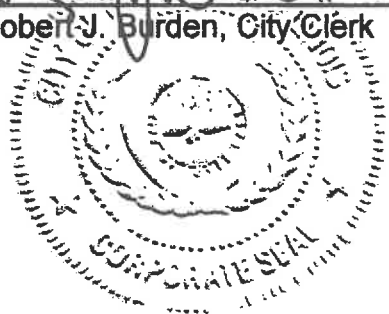
I, **ROBERT J. BURDEN**, certify that I am the duly elected and acting Municipal Clerk of the City of Loves Park, Winnebago County, Illinois. I further certify that on March 4, 2024, the Corporate Authorities passed Ordinance No. 4614-24, entitled "An Ordinance Providing for a Special Use Permit for Property Commonly Known as 5723 North Second Street in the City of Loves Park, Illinois," and by its terms, that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 4614-24, including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance was posted in the municipal building, commencing on March 8, 2024, and continuing for at least ten days thereafter. Copies of such ordinance were also available for public inspection, upon request, in the office of the municipal clerk.

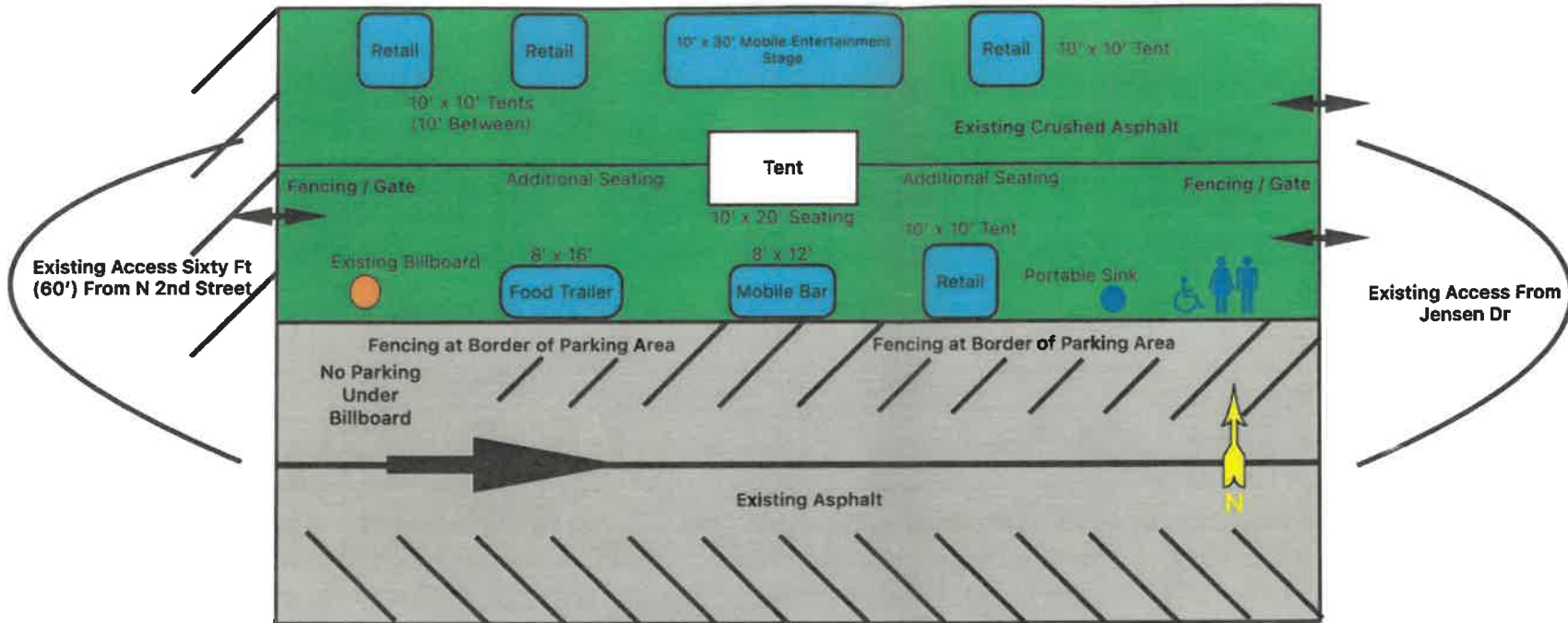
Dated at Loves Park, Illinois, this March 8, 2024.



Robert J. Burden, City Clerk



Existing Slot Business



**Plan For Proposed Use of Vacant Lot and Parking at 5723
N. 2nd Street, Loves Park IL 61111**
The Four (4) Existing Section Border Dimensions Are
Approximately 140' x 25'
Twenty-Four (24) 9'x19' Parking Spaces Are On The South
Side Of Property, With An 18' Aisle Between Rows, Plus
Four (4) On The West Side

Date: _____

Zoning Board of Appeals

Staff Report

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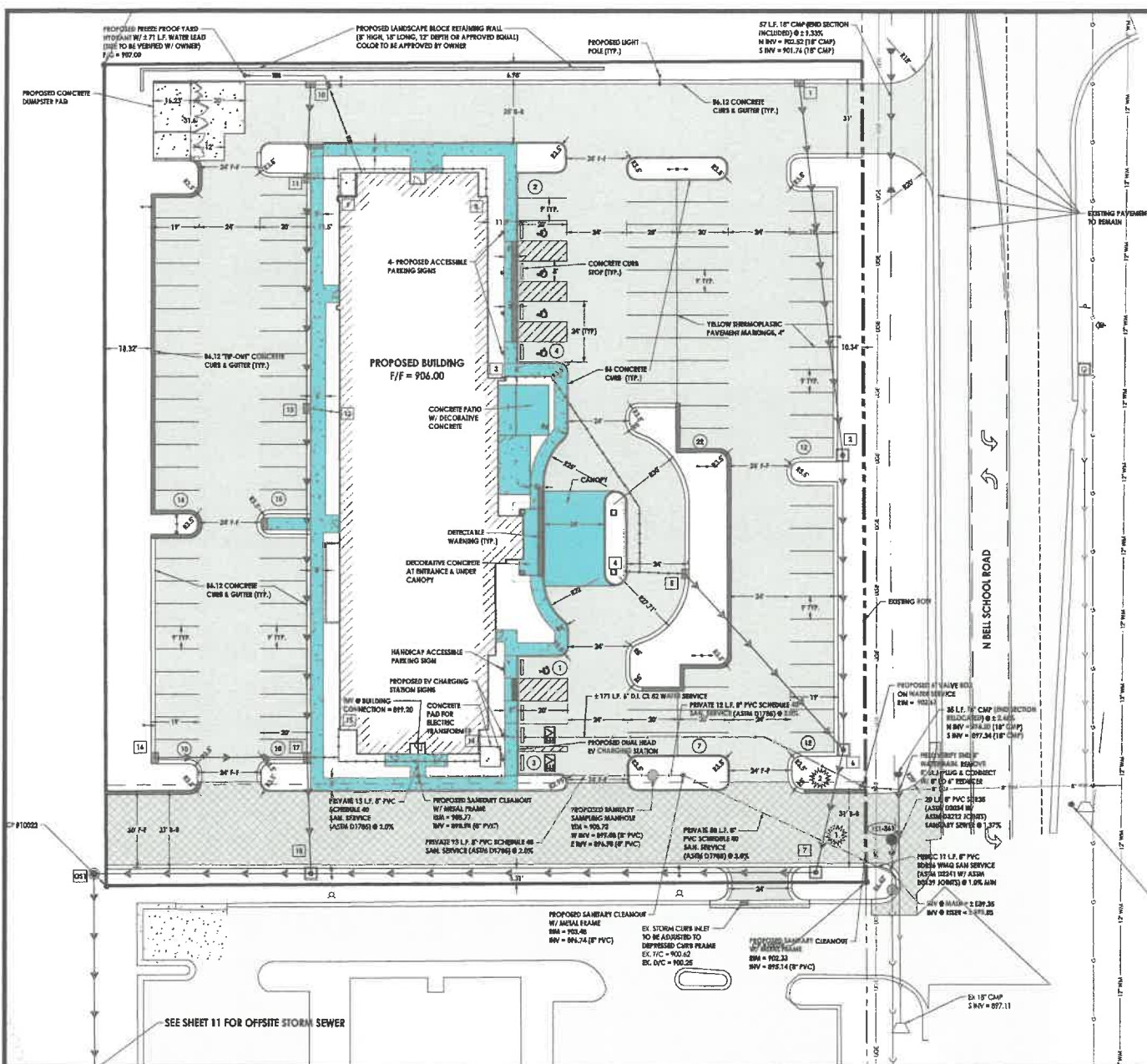
ATTACHED:

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VOTE: _____

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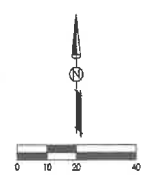


STORM SEWER LEGEND

- 1 STORM INLET 700
T/C = 904.45
S INV = 906.10 (12" RCP)
- 1 to 2 149 LF 12" RCP @ 0.45%
- 2 42" INLET SPECIAL
T/C = 903.23
M INV = 896.73 (12" RCP)
S INV = 895.53 (12" RCP)
- 2 to 3 117 LF 12" RCP @ 0.64%
- 3 DOWNPOUT CONNECTION
INV = 903.00 (4")
- 3 to 4 188 LF 4" PVC @ 1.00%
- 4 DOWNPOUT CONNECTION
INV = 901.98 (4")
- 4 to 5 34 LF 4" PVC @ 1.00%
- 5 STORM INLET 700
T/C = 908.26
M INV = 901.74 (8" PVC)
S INV = 908.44 (12" RCP)
- 5 to 6 14 LF 12" RCP @ 2.48%
- 6 42" INLET SPECIAL
T/C = 901.74
M INV = 897.24 (12" RCP)
S INV = 897.14 (12" RCP)
- 6 to 7 80 LF 18" RCP @ 0.76%
- 7 42" INLET SPECIAL
T/C = 901.51
M INV = 897.18 (12" RCP)
S INV = 897.24 (24" RCP)
- 7 to 8 199 LF 24" RCP @ 0.27%
- 8 DOWNPOUT CONNECTION
INV = 903.00 (4")
- 8 to 9 73 LF 4" PVC @ 1.00%
- 9 DOWNPOUT CONNECTION
INV = 903.41 (4")
- 9 to 10 22 LF 4" PVC @ 2.00%
- 10 STORM INLET 700
T/C = 906.04
S INV = 906.46 (12" RCP)
- 10 to 11 37 LF 12" RCP @ 0.45%
- 11 STORM INLET 700
T/C = 906.39
M INV = 903.50 (12" RCP)
S INV = 903.01 (12" PVC)
- 11 to 12 91 LF 18" RCP @ 0.33%
- 12 DOWNPOUT CONNECTION
INV = 903.00 (4")
- 12 to 13 11 LF 4" PVC @ 2.00%
- 13 STORM INLET 700
T/C = 906.47
M INV = 899.80 (12" RCP)
S INV = 902.78 (12" PVC)
- 13 to 14 139 LF 18" RCP @ 0.28%
- 14 DOWNPOUT CONNECTION
INV = 903.00 (4")
- 14 to 15 72 LF 4" PVC @ 1.00%
- 15 DOWNPOUT CONNECTION
INV = 902.46 (4")
- 15 to 16 21 LF 4" PVC @ 2.00%
- 16 STORM INLET 700
T/C = 905.29
S INV = 900.96 (12" RCP)
- 16 to 17 60 LF 12" RCP @ 0.64%
- 17 STORM INLET 700
T/C = 905.39
M INV = 899.21 (12" RCP)
S INV = 902.04 (12" PVC)
- 17 to 18 64 LF 18" RCP @ 0.43%
- 18 42" INLET SPECIAL
T/C = 903.29
S INV = 896.21 (24" RCP)
M INV = 896.92 (12" RCP)
S INV = 897.31 (12" RCP)
- 18 to 081 84 LF 24" RCP @ 0.87%
- 081 7" DIA. SIM. MANHOLE TYPE A WITH
TYPE FRAME & CLOSED LID
M INV = 905.70
S INV = 895.44 (24" RCP)
S INV = 893.34 (24" RCP)
- 081 to 082 254 LF 24" RCP @ 0.54%

CONFLICT NOTES

- TOP 8" SANITARY SERVICE = 896.20
BOTTOM 18" RCP STORM SERVICE = 897.04
- TOP 4" WATER SERVICE = 895.80
BOTTOM 18" RCP STORM SERVICE = 897.25

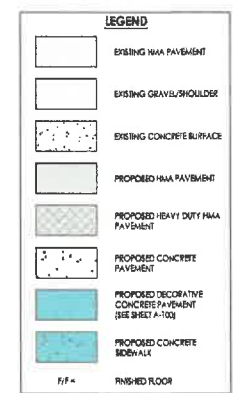


SANITARY SEWER LEGEND

- EX. 229 4 L.F. 8" PVC SDP38 SANITARY SEWER @ 1.00%
- EX. STA. 22+99.3 - PROP. STA. 23+09.3
- EX. 2 DIA. SANITARY MANHOLE 151-341
- TO BE RELOCATED 30' NORTH
- EX. DIA = 901.27
- PROP. DIA = 901.34
- EX. S INV = 895.17 (8" PVC)
- PROP. S INV = 894.44 (8" PVC)

STATION 22+98.81 (SANITARY MANH.) = 124+14.32 (SANITARY SERVICE)

- NOTE:**
- CONNECTIONS TO EXISTING SANITARY SEWERS SHALL BE MADE TO STRUCTURALLY SOUND PRE-BUNG PIPES & APPROVED TRANSITION COUPLERS. TRANSITION COUPLERS SHALL CONFORM TO THE APPLICABLE PARTS OF ASTM D2938 AND C1172.



HOTEL PARKING DATA
 107 STANDARD PARKING SPACES
 3 ADA PARKING SPACES
 112 TOTAL PARKING SPACES



PDF Created On: 3/28/2025 2:28:51 PM

Date:	3/20/25	Revised By:	JK
Revised For:	PROVIDE PRE-FRAME FOR 7" DIA. SIM. MANHOLE	Revised By:	JK
Revised For:	PROVIDE PRE-FRAME FOR 7" DIA. SIM. MANHOLE	Revised By:	JK

Hampton Inn N. Bell School Road
 Overall Site Plan

CHECKED BY:	DATE:	DRAWN BY:	SHEET:
JK	3/20/25	JK	4 of 11

C:\Users\jmc\OneDrive\Documents\Projects\Hampton Inn N. Bell School Road\Overall Site Plan.dwg, 3/20/25 2:28:51 PM, JK



GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS OF THE STATE OF NEW YORK AND THE CITY OF ROCHESTER.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MATERIALS AND LABORERS.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE AND BONDING.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES AND SERVICES.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ACCESS AND EGRESS.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SIGNAGE AND MARKING.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SAFETY AND PROTECTION.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS AND DOCUMENTATION.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY COMMUNICATIONS AND COORDINATION.

MICHAEL L. MAUST
ARCHITECT

M

1000 W. WATKINS ST. SUITE 200
ROCHESTER, NY 14620
TEL: 716.243.1111
WWW.MICHAELMAUSTARCHITECT.COM

Hampton Inn

SHEET SIZE 14x36

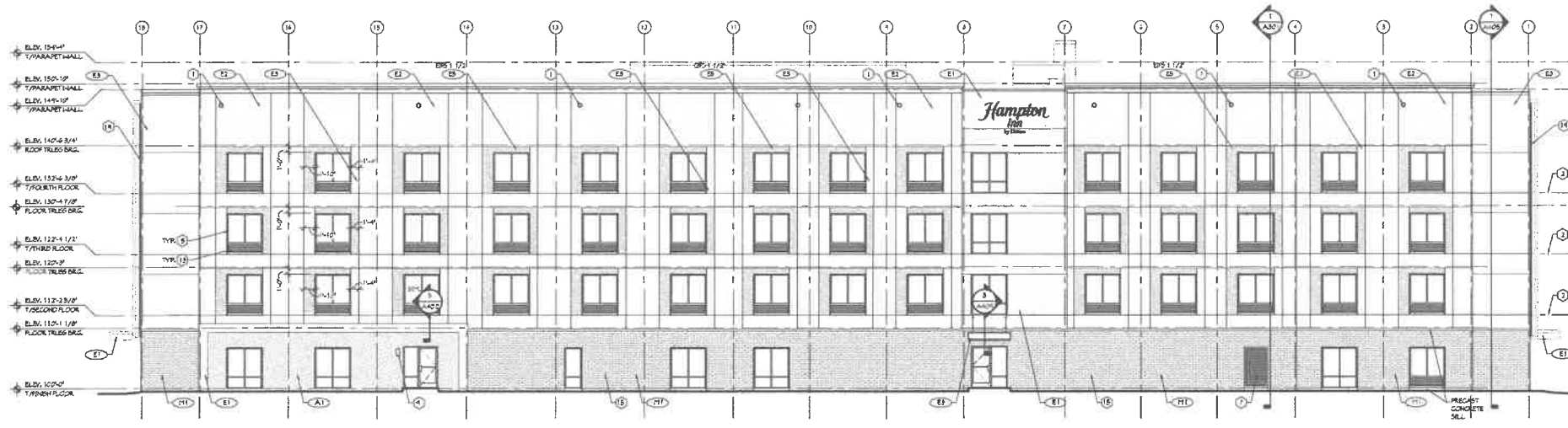
HAMPTON INN

ROCKFORD, ILLINOIS

REVISIONS:

DATE: 03/11/25
JOB NO.: 19A-24-115
NAME:
EXTERIOR ELEVATIONS
SHEET:

A202



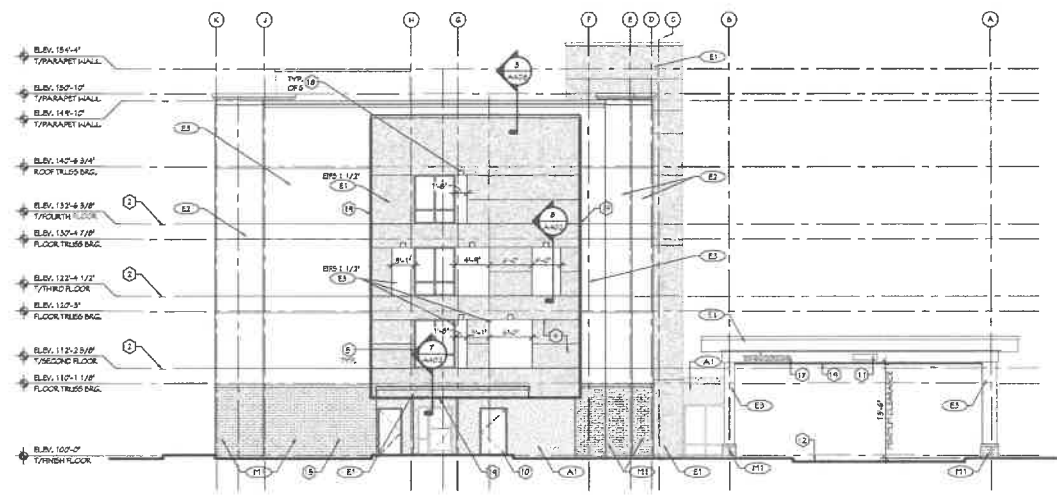
1 BACK ELEVATION
SCALE 1/8" = 1'-0"

EXTERIOR FINISH LEGEND:

	E1	EPS COLOR 541 9178 DRESS BLUES
	E2	EPS COLOR 541 7347 CRUSHED ICE
	E3	EPS COLOR 541 7029 PURE WHITE
	E4	EPS COLOR 541 7480 BLUE GRAY
	E5	EPS COLOR 541 7342 FAUN BENCKLE
	A1	ARCHITECTURAL WOOD LOOK PANEL COLOR 541 7843 RUSTIC RED
	M1	MASONRY COLOR 541 7036 ACCESS 2.8552
	S1	PAINTED 165 STEEL
	E2	EPS COLOR 541 4049 GENTLE ASPEN/PARADE

NOTE:
ALL EPS THROUGH IS 8" UNLESS NOTED OTHERWISE.

- KEY NOTES:**
- ROOF EQUIPMENT DETAIL.
 - DRIP PAN/CONTROL JOINT.
 - SIGNAGE - COORDINATE ELECTRICAL REQUIREMENTS AS NEEDED - REFER TO BUILDING SIGNAGE MEMO.
 - EXTERIOR INSULATION FINISH SYSTEM.
 - PRE-FINISHED ALUMINUM HANDLES AND LOCKERS, THERMALLY BROKEN PLATE FINISH, 3003 FINISH.
 - ALUMINUM STOREFRONT, THERMALLY BROKEN FRAME FINISH, 3003 FINISH.
 - PRE-FINISHED METAL LOCKERS AT CORNER VERTICAL FINISH, 3003 FINISH.
 - ALUMINUM SLIDING DOORS.
 - EXTERIOR WALL SIGNAGE.
 - INSULATED HOLDING METAL DOOR AND FRAME.
 - CLEARANCE SIGN.
 - SLOPE DRIVE 1/8" MAX (1/4" RECOMMENDED) TO DRAIN OUT FROM UNDER CANOPY.
 - PROVIDE EXTERIOR DOWNERS TO MATCH LOOK OF PTAC-BASED WINDOWS. PROVIDE INSULATED PANEL BEHIND DOWNER AT NON-PTAC LOCATIONS.
 - GLASS TALKING THROUGH GLASS FOR OPTIMAL LANDSCAPE VIEW.
 - HARD SURFACE BASE MATERIAL, MASONRY/TILE.
 - SLATE FLOOR ABOVE SIGNAGE AREA.
 - INSTALL SIGNAGE - REFER TO GENERAL EXTERIOR SIGNAGE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
 - RECESSED LED CAN LIGHT EQUIVALENT TO INTER-LUX MODEL: ORMA R. SIGNAGE 4x4x4 WITH EXTENDED STAINLESS STEEL PLATING 304 SS.
 - LED LIGHT EQUIVALENT TO TERRA CONTOUR SIGN 2x4x2 AT 3.000 AND 1.5 W/FT.




2 LEFT ELEVATION
SCALE 1/8" = 1'-0"

PLANT SCHEDULE

SYMBOL	TOTAL QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	4	Acer rubrum 'Armstrong Gold'	ARMSTRONG GOLD MAPLE	2" CAL.	15 FEET
	0	PYRUS CALLERYANA 'CLEVELAND SELECT'	CLEVELAND SELECT PEAR	2" CAL.	VARIES
	4	CERCIS CANADENSIS 'EASTERN REDBUD'	'EASTERN REDBUD'		15 FEET
	18	JUNIPERUS MONTANA 'MOUNTAIN JUNIFER'	MONTANA MOSS	1 QT	5 FEET
	7	CUPRESSOCYPARIS LEYLANDII	LEYLAND CYPRESS	1-2 TALL	0 FEET
	37	LIX CREVATA 'SOFT TOUCH'	SOFT TOUCH FOLIUS-RUB	2 GAL.	3 FEET
	24	HOSTA 'GOLD STANDARD'	HOSTA	1 GAL.	2.5 FEET
	17	RUDBECKIA FULGIDA VAR. SULLIVANTII 'GOLDSTRUM'	BLACK EYED SUSAN 'GOLDSTRUM'	1 GAL.	12 INCHES
	8	THYMUS PRAECOX	RED CREEPING THYME	1 QT	2.5 FEET
		PERENNIALS IN SEASON IN ZONE 5B			VARIES
	30	LIRIOPE 'SILVER SUNPROOF'	SILVER SUNPROOF LILY TURTLE	1 GAL	1-2 FEET

 STONE AGGREGATE (RIVER ROCK)

 LANDSCAPED AREAS SHALL BE COVERED BY GRASSES, SUCH AS BLUEGRASS, FESCUE, RYEGRASS OR NATIVE TALLGRASS, XERISCAPE PLANT MATERIAL, LIVING GROUND COVER OR MULCH.



INSTALLATION AND MAINTENANCE OF LANDSCAPING:

- (1) IMMEDIATELY UPON PLANTING, ALL TREES SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERYMEN, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AS REVISED FROM TIME TO TIME.
- (2) ALL NEW LANDSCAPED AREAS SHALL BE INSTALLED PRIOR TO THE OCCUPANCY OR USE OF THE PREMISES OR IF THE TIME OF THE SEASON OR WEATHER CONDITIONS ARE NOT CONDUCTIVE TO PLANTING, THE ZONING ADMINISTRATOR MAY AUTHORIZE A DELAY FOR SUCH PLANTING UP TO SIX MONTHS AFTER OCCUPANCY OR USE OF THE BUILDINGS OR PREMISES. DEAD PLANT MATERIAL SHALL BE REPLACED IN A TIMELY FASHION WITH LIVING PLANT MATERIAL, TAKING INTO CONSIDERATION THE SEASON OF THE YEAR, AND SHALL HAVE AT LEAST THE SAME QUALITY OF LANDSCAPING AS INITIALLY APPROVED.
- (3) THE OWNER OF THE PREMISES SHALL BE RESPONSIBLE FOR THE CARE, MAINTENANCE, REPAIR OF ALL LANDSCAPING, FENCES, AND OTHER VISUAL BARRIERS INCLUDING REFUSE DISPOSAL AREA SCREENS ETC. ALL LANDSCAPING AND SCREENING SHALL BE MAINTAINED IN A HEALTHY, NEATLY TRIMMED, CLEAN AND WEED-FREE CONDITION. THE GROUND SURFACE OF LANDSCAPED AREAS SHALL BE COVERED WITH EITHER GRASS AND/OR OTHER TYPES OF PERSISTENT GROUND COVER LOCATED BENEATH AND SURROUNDING THE TREES AND SHRUBS.
- (4) ALL REQUIRED SHRUBS AND TREES SHALL BE MULCHED AND MAINTAINED TO A MINIMUM DEPTH OF THREE INCHES WITH SHREDDED HARDWOOD BARK, CYPRESS, OR GRAVEL MULCH. PLANT GROUPS SHALL BE MULCHED IN A CONTINUOUS BED IN WHICH THE EDGE OF THE MULCHING BED DOES NOT EXTEND ANY MORE THAN FOUR FEET BEYOND THE EDGE OF THE PLANTINGS. WHEN REQUIRED SHRUBS OR TREES ARE PLANTED INDIVIDUALLY AND AWAY FROM NEARBY PLANTS, THEY SHALL BE ENCLOSED IN A MULCHED AREA WITH A DIAMETER OF NO MORE THAN FIVE FEET. EVERGREEN TREES ARE ALLOWED A MULCHED CIRCLE WITH A DIAMETER LARGE ENOUGH TO ACCOMMODATE THE SPREAD OF THE TREE AND UP TO FOUR ADDITIONAL FEET OF MULCH BEYOND THE EDGE OF THE TREE. ALL MULCH PROPOSED TO BE PLACED WITHIN OR DIRECTLY ADJACENT TO A PARKING LOT SHALL BE SHREDDED HARDWOOD BARK OR CYPRESS MULCH. GRAVEL MULCH IS NOT PERMITTED WITHIN OR DIRECTLY ADJACENT TO PARKING LOTS. MULCH SHALL BE APPLIED AS A WEED BARRIER. PLASTIC SHEETING IS NOT PERMITTED AS WEED BARRIER.



GENERAL NOTES

1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERYMEN, INC. AS REVISED FROM TIME TO TIME.

2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AS REVISED FROM TIME TO TIME.

3. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AS REVISED FROM TIME TO TIME.

MICHAEL L. MAUST
ARCHITECT

Hampton Inn

SHEET 0422-24-36

HAMPTON INN

ROCKFORD, ILLINOIS

REVISIONS:

DATE: 03/11/28
JOB NO.: 1445-24-118
NAME: LANDSCAPING DETAILS

SHEET: L102

ORDINANCE NO.

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

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

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

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

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

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

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

Text Amendment of the Loves Park Zoning Ordinance as follows:

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

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

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

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

A P P R O V E D:

Gregory R. Jury, MAYOR

A T T E S T:

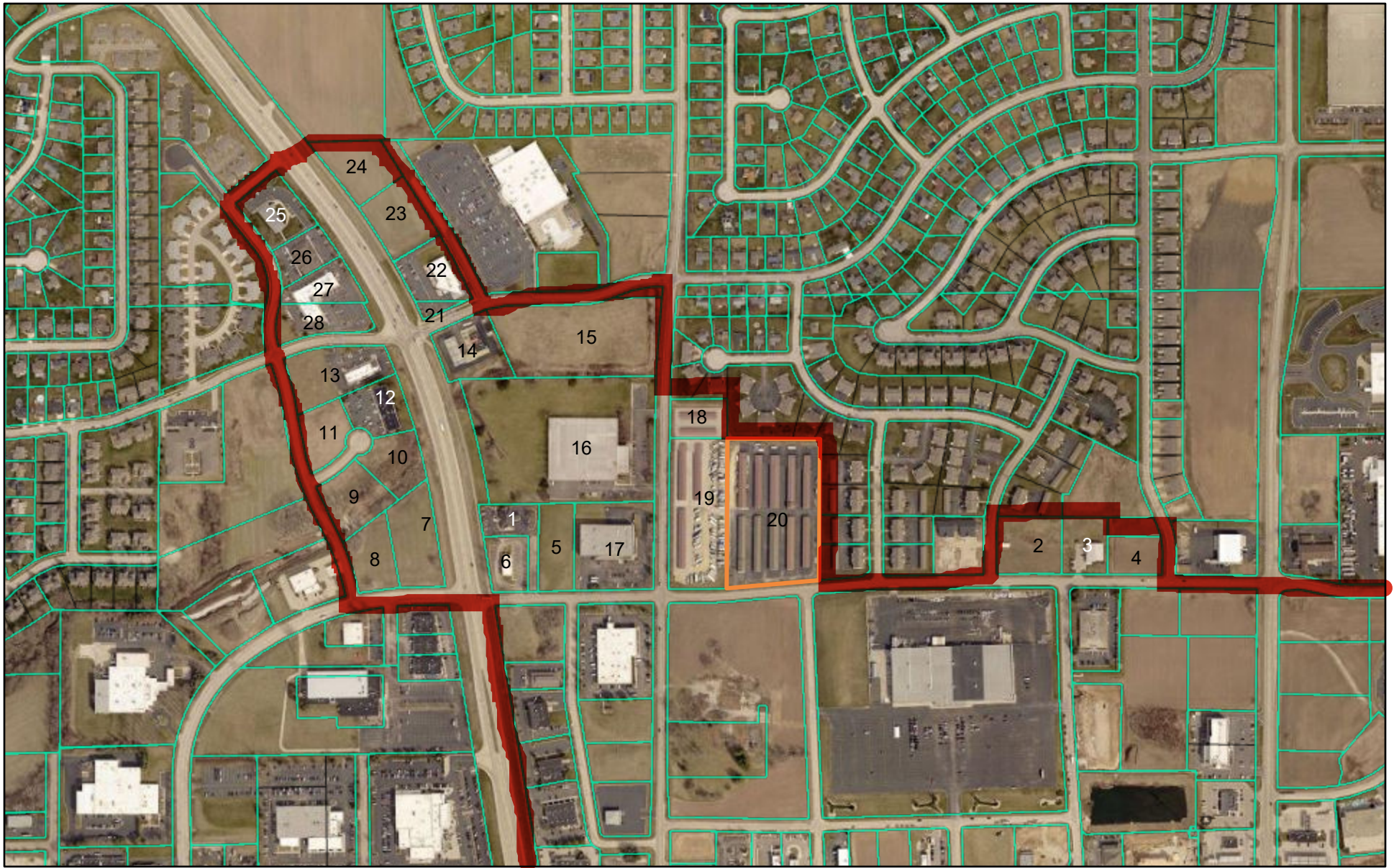
Robert Burden, CITY CLERK

P A S S E D:

A P P R O V E D:

P U B L I S H E D:

Overlay Expansion



3/24/2025

