



**AGENDA**  
**LOVES PARK ZONING BOARD OF APPEALS**  
**May 15, 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 April 17, 2025 meeting**
3. **Report from the Zoning Office – None**
4. **Unfinished business – None**
5. **New business –**
  - A. **101 E. Riverside Blvd.** (11-01-405-001) – Seeking a Special Use Permit to allow a Food Truck Park in the CR (Retail Commercial) Zoning District.
  - B. **340 E. Riverside Blvd.** (11-01-427-036) – Seeking a Special Use Permit for dog grooming by appointment in the CR (Retail Commercial) Zoning District.
  - C. **4722 N. Second St.** (11-12-480-014) – Seeking continuation of Special Use Permit 4622-24 and expand parking allotment in the CG (General Commercial) Zoning District.
  - D. **5723 N. Second St.** (12-06-304-005, 12-06-304-006, 12-06-304-007, and 12-06-304-008) Seeking a Special Use Permit to allow an outdoor entertainment venue in the CR (Retail Commercial) Zoning District.
6. **Public participation & comment**
7. **General discussion**
8. **Adjournment**



## Zoning Board of Appeals Committee Minutes

DATE OF MEETING: April 17, 2025

CALLED TO ORDER: 5:30 P.M.

MEMBERS PRESENT: Catherine Nelson, Don Daniels, Rhonda Taylor, and Jennifer Hall

MEMBERS ABSENT: Frank Laudicina, Nathan Kutz and Al Carajuana.

ALSO PRESENT: Juan Terre', Nate Bruck, Attorney Phil A Nicolosi, Yoselyn Garcia, Robin Witt, Carlos Rosario and Amit Shah.

APPROVAL OF MINUTES: March 20, 2025.

Jennifer Hall moved to approve said motion. Don Daniels seconded said motion.

Motion carried ayes 4– 0 nays

ZONING OFFICER REPORT: None

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

- 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

Petitioner Robin Witt appeared for a Variance to build an addition to garage with five feet of separation instead of ten because of the flood zone. And also replacing the drive way.

Staff discussed there were no conditions and moved to approve. Catherine let petitioner know his next meeting will be May 5<sup>th</sup>.

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

- 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

Petitioner Carlos Rosario

Matter will be heled over until May 15 as it will be a new Special Use Permit.

- C) 4170 N. Bell School Road (12-02-178-014) – Construct a four- story Hampton Inn hotel in an IL (Light Industrial) Zoning District

Petitioner Amit Shah submitted plans to build a 4 Story Hampton Inn.

Staff discussed if the submitted plans were approved. They were.

Jennifer Hall moved to approve said motion. Dan Daniels seconded said motion.  
Motion carried 4 ayes – 0 nays

- 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.

Nate stated they are looking to change that we do not require a gate in the easement, as it would be imposible.

Dan Daniels moved to approve said motion. Jennifer Hall seconded said motion.  
Motion carried 4 ayes – 0 nays

- E) Expansion of the E. Riverside Blvd./I-90 Overlay

Nate stated the numbered lots in the overlay we are picking up need a higher standard.

Jennifer Hall moved to approve said motion. Dan Daniels seconded said motion.  
Motion carried 4 ayes – 0 nays

There was a discussion on changing the ZBA meeting to the second week of the month instead of the third week. Either the second Tuesday, Wednesday or Thursday.

Don Daniels moved for adjournment at 6:16 p.m.; seconded by Jennifer Hall.  
The motion to adjourn was approved by a vote of 4 ayes – 0 nays.

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

# Zoning Board of Appeals

## Staff Report

May 6, 2025

**SUBJECT:** 101 E. Riverside Blvd. – Applicant seeks SUP to allow a Food Truck Park on the property zoned CR (Retail Commercial).

PROJECT SUMMARY:	The applicant, Lucy Tan, is requesting special use permit for a food truck park, within the retail commercial (CR) zoning district. Currently, there are two separate lots, 11-01-405-001 and 11-01-405-002. The food truck park will have six places for food trucks and parking for customers. It will be a pick-up and go with no eating areas.
LOCATION:	101 E Riverside Blvd. Southeast corner of Riverside Blvd. and Park Ridge Rd.
FUTURE LAND USE:	<b>Retail</b>
ZONING DISTRICT:	This property is in the Retail Commercial (CR) zoning district.
ADJACENT ZONING/USE:	<b>North:</b> CR, Casey's Auto Center. <b>South:</b> CR, empty lot. <b>West:</b> R1, park. <b>East:</b> CR, empty lot
SETBACKS (Min):	<b>Required</b> Front – 30 feet Rear – 20 feet Side – 5 feet  <b>Provided</b> Front – N/A No permanent structure built Rear – Side –
PARKING:	<b>Required (residential)</b> 11 parking spaces according to site plan.
LANDSCAPING:	No landscaping plan provided. Currently grassy area with parking area hard surface.
SIGNAGE:	Signage will be a small wooden sign measuring 5' x 4' (20 sq. ft.)
FINDINGS OF FACT:	<ol style="list-style-type: none"><li><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><i>The Special Use will not be injurious to the use and</i></li></ol>

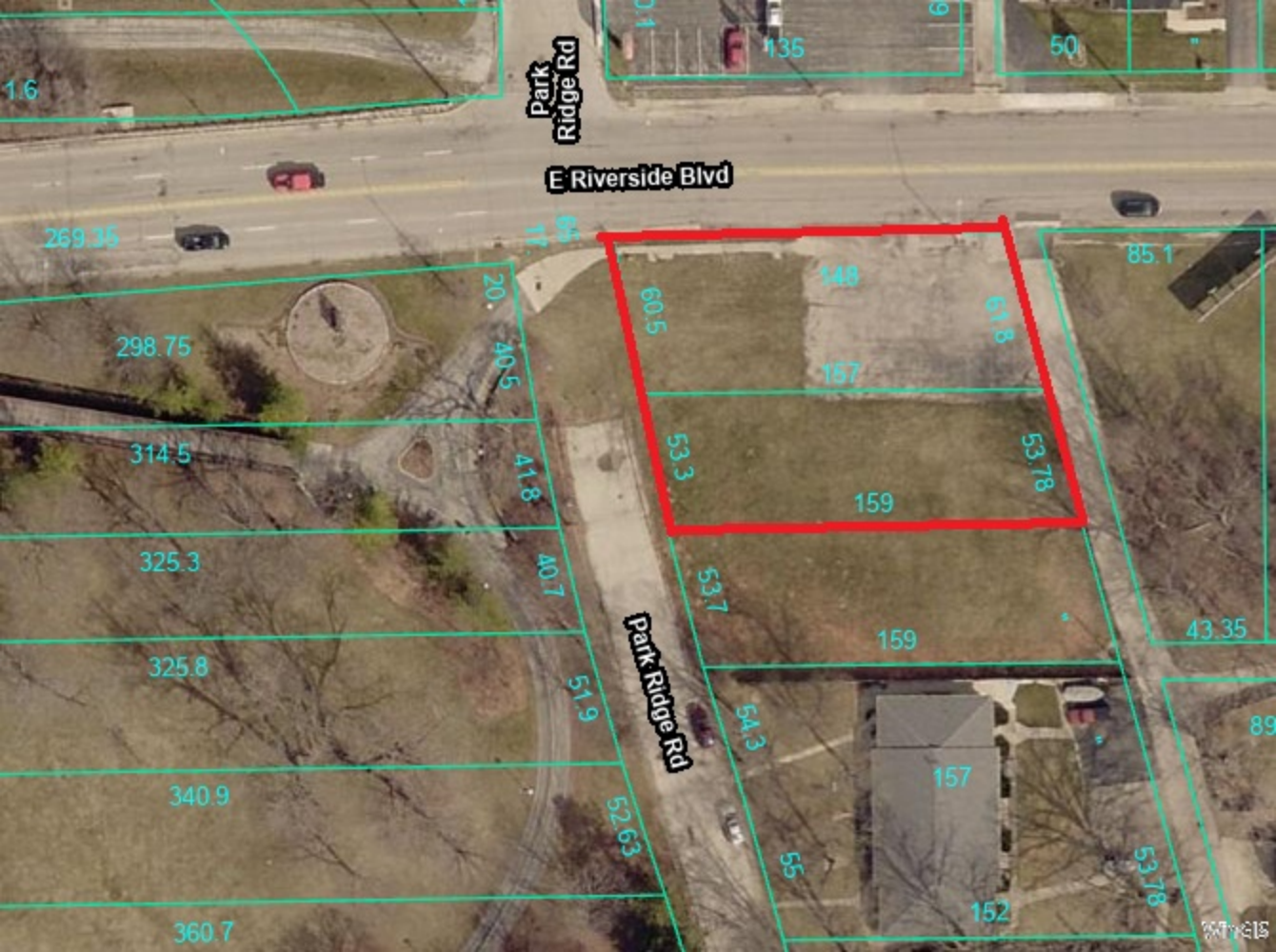
	<p><i>enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish and impair property values within the neighborhood.</i></p> <ol style="list-style-type: none"> <li>3. <i>The establishment of the Special Use will not impede the normal orderly development 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. Special Use Permit shall expire with change of ownership</li> <li>2. The Special Use Permit will require renewal one-year after approval by City Council.</li> <li>3. Area for food trucks will be concrete or asphalt</li> <li>4. Customer parking area shall be resealed and striped</li> <li>5. Hours of operation shall not exceed 9PM</li> </ol>

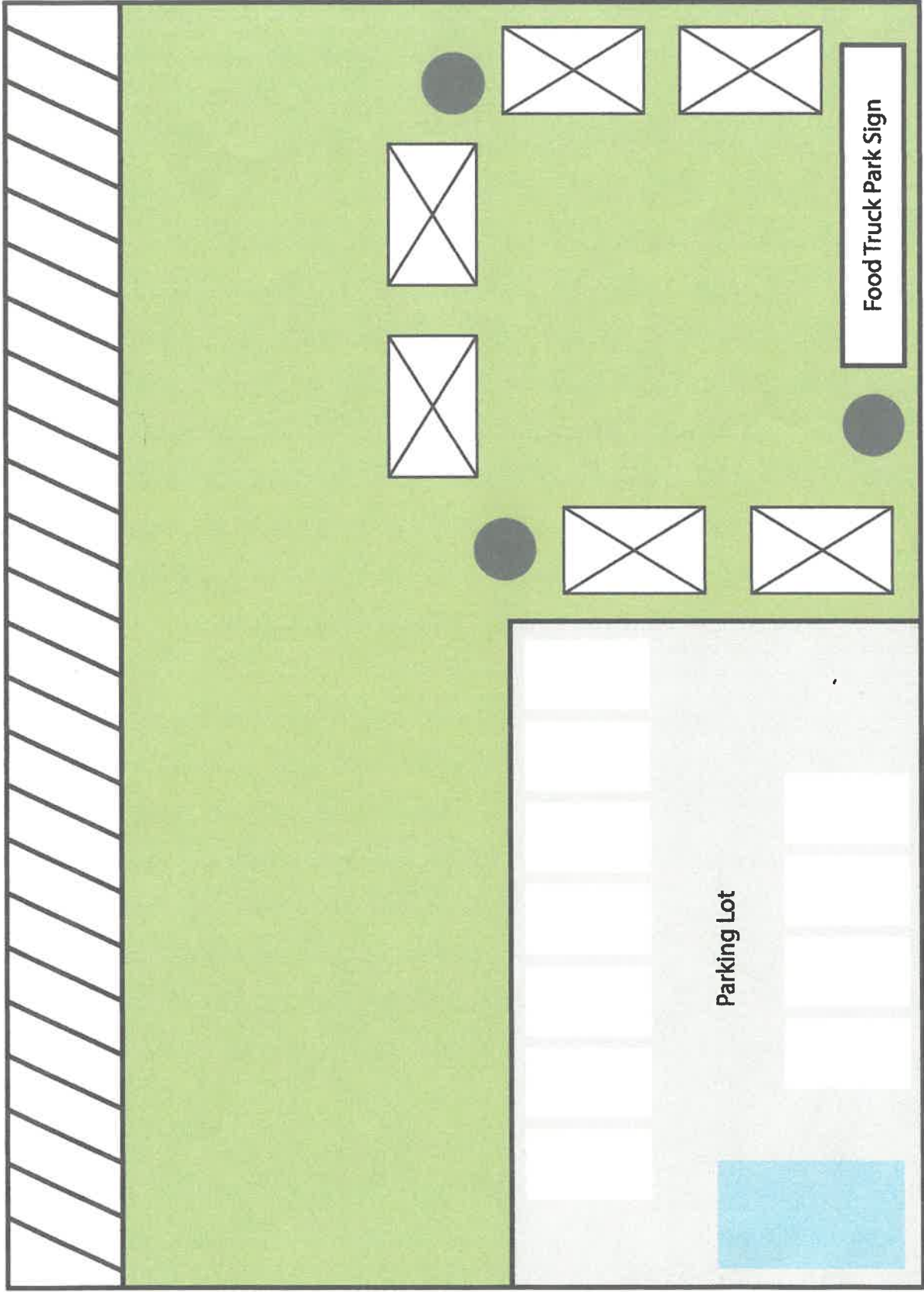
**ATTACHED: AERIAL OF PROPERTY, SITE PLAN**

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

**CONDITIONS:**

**AUDIENCE COMMENTS:**





- Trash Recepticle
- ⊠ Food Truck Area
- Portapotty Area

# Zoning Board of Appeals

## Staff Report

May 6, 2025

**SUBJECT:** 340 E. Riverside Blvd. – Applicant seeks SUP to allow a dog grooming salon on the property zoned CR (Retail Commercial).

**PROJECT SUMMARY:** The applicant, 815 Grooming LLC, is requesting special use permit for a dog grooming salon within the retail commercial (CR) zoning district.

**LOCATION:** 340 E Riverside Blvd. West of Harbor Freight building

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

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

**ADJACENT ZONING/USE:**  
**North:** R1, Residential  
**South:** CR, Commercial  
**West:** CR, Commercial  
**East:** CR, Commercial

**SETBACKS (Min):**  
**Required**  
Front – 30 feet  
Rear – 20 feet  
Side – 5 feet

**Provided**  
Front – 60 feet  
Rear – 20 feet  
Side – 15 feet

**PARKING:** **Required**  
28 parking spaces according aerial image

**LANDSCAPING:** No landscaping plan provided. None needed

**SIGNAGE:** Signage will be on window

**FINDINGS OF FACT:**

- 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.*
- 2. The Special Use will not be injurious to the use and*

<p>RECOMMENDATION:</p> <p>CONDITIONS:</p>	<p><i>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> <ol style="list-style-type: none"> <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> <p>Staff recommends <b>Approval</b>, with conditions.</p> <ol style="list-style-type: none"> <li>1. The Special Use Permit shall expire with change of ownership.</li> <li>2. The Special Use Permit will require renewal one-year after approval by City Council.</li> </ol>
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**ATTACHED: AERIAL OF PROPERTY**

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

**CONDITIONS:**

**AUDIENCE COMMENTS:**



171.31

160

110.04

64

128

E Riverside Blvd

Pleasant Ave

WHEELS

65

64

60

43

42

43

65

64

64

65

# Zoning Board of Appeals

## Staff Report

May 6, 2025

**SUBJECT:** 4722 and 4732 N. 2<sup>nd</sup> St. – Applicant seeks renewal of SUP to allow off-site storage of vehicles in conjunction with a vehicle sales lot in CG (Commercial General) Zoning District.

PROJECT SUMMARY:	The applicant, Loves Park Auto, is requesting the renewal of the special use permit 4622-24 to allow off-site storage of vehicles in conjunction with a vehicle sales lot in CG (Commercial General) Zoning District.
LOCATION:	4722 N 2 <sup>nd</sup> St. North of the Park Motel
FUTURE LAND USE:	<b>Retail</b>
ZONING DISTRICT:	This property is in the Commercial General (CG) zoning district.
ADJACENT ZONING/USE:	<b>North:</b> CG, Car repair shop <b>South:</b> CG, Motel <b>West:</b> R1, Residential <b>East:</b> CG, Gas station
SETBACKS (Min):	<b>Required</b> Front – 30 feet Rear – 20 feet Side – 5 feet  <b>Provided</b> Front – 63 feet (existing) Rear – 5 feet (existing) Side – 5 feet (existing)
PARKING:	<b>Required</b> 4732 The required parking for the business is six parking stalls, one of which shall be an ADA compliant stall. No parking required for off-site storage area. The applicant is required to provide vehicle circulation of 24 feet for perpendicular parking, and 17 feet for diagonal parking.  4722 No business is operating at this location. The property is does not provide adequate space for all of the vehicles the applicant wants to store on the property,  <b>Provided</b> 4732 The site plan does not reflect that the required parking will be met where business will be conducted. The site plan doesn't provide adequate circulation. The only way parking can be provided on the north and south of the building is if the parking is tandem. This style

	<p>of parking may accommodate up to 8 vehicles on the northern and 8 vehicles on the southern property line (see aerial and calculations), with a total number of cars not to exceed 25. The lot can support the additional 5 stalls that are required. <b>(Original SUP request)</b></p>
4722	<p>There will not be a business operating at this location. No required parking is necessary. However, as part of the petition, vehicle circulation should be observed. The northern property line on this property can support up to 16 vehicles observing vehicle circulation. The lot may support other vehicles, however, vehicles in their present state do appear to be promoting overcrowding of the lot. <b>(Original SUP request)</b></p>
DUMPSTER ENCLOSURE	<p><b>Required</b></p> <p>4732 Refuse disposal and recyclable material storage areas shall be required for commercial and industrial uses for the temporary storage of refuse and recyclable materials produced on site.</p> <p>4722</p> <p><b>Provided</b></p> <p>4732 A dumpster enclosure is not identified on the site plan. A dumpster is located outside, uncontained.</p> <p>4722 A dumpster enclosure is present. It is in disrepair. Staff is working with the owner to repair the existing enclosure outside of the special use request.</p>
LANDSCAPING:	<p><b>Required</b></p> <p>4732 An 8-foot-deep buffer filled with a variety of plants, bushes and trees should be installed across the frontage of the property, observing ingress/egress.</p> <p>4722 This lot will be used for off-site parking. No development will occur as part of the petition.</p> <p><b>Provided</b></p> <p>4732 Some landscaping is existing from the previous owner. The property has a half dozen low lying shrubs. The previous owner did some landscaping, but it did not meet the intent of what the landscaping provides. The applicant can provide 2 trees as part of his petition. This will help soften the aesthetic from all the impervious surface.</p> <p>4722 No landscaping is required on this property for this petition as no business will be operating on this lot.</p>
SIGNAGE:	<p>Signage will not change</p>

<p>FINDINGS OF FACT:</p>	<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>
<p>RECOMMENDATION:</p>	<p>Staff recommends <b>Denial</b>, due to not all initial conditions being met. Initial conditions below.</p>
<p>CONDITIONS:</p>	<ol style="list-style-type: none"> <li>1. The Special Use Permit expires with the change in property ownership of 4722 N. Second Street, parcel 11-12-480-014. <b>No change, meets condition</b></li> <li>2. The Special Use Permit shall be revoked with verified complaints from adjacent businesses or property owners. <b>No complaints, meets condition</b></li> <li>3. The applicant shall install a new dumpster enclosure for the existing dumpster. <b>Dumpster removed from 4732, enclosure at 4722 repaired. Meets condition</b></li> <li>4. The Special Use Permit shall be renewed 1 year from the date of approval.</li> <li>5. Two Bradford Pear trees shall be installed in the landscape bed for 4732 N. Second Street, parcel 11-1-2-480-012. The landscape bed shall be tended to and free from weeds, and trash at all times. The applicant is responsible for the replacement and maintenance of all landscape plants and materials. <b>Meets conditions</b></li> <li>6. Only 15 vehicles shall be permitted on parcel 4722 N. Second Street. The 24 feet of vehicle circulation shall remain clear of vehicles available for sale at all times. <u>Vehicles may only be allowed to park on the northern</u></li> </ol>

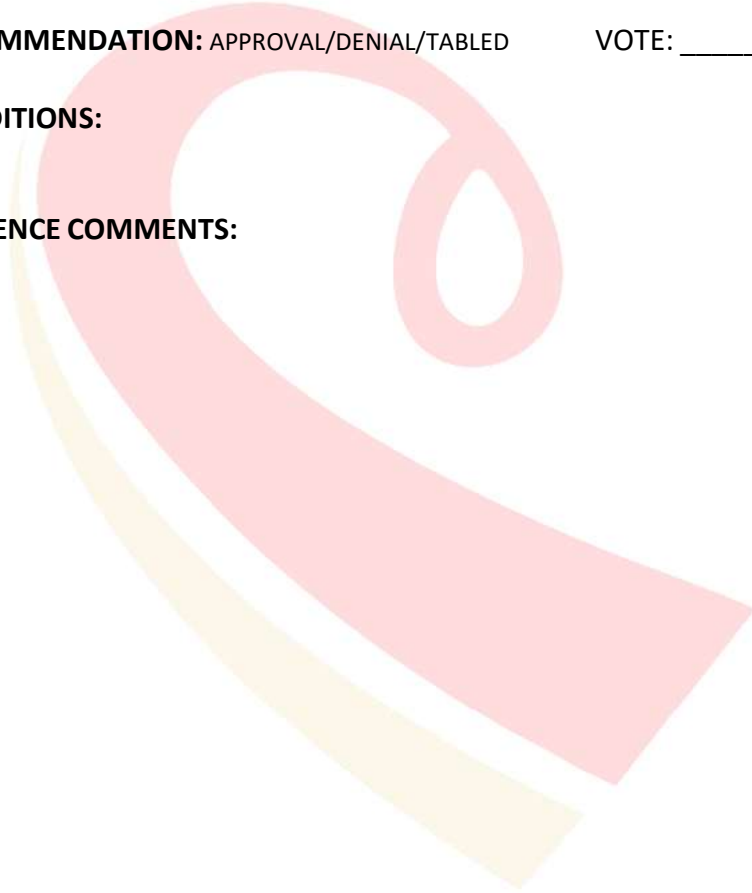
	<p>property line for this petition. 4732 N. Second Street shall only be permitted 25 vehicles for sale, observing 24 feet of vehicle circulation around the building and in parking areas. Using entire parking lot of 4722 N. Second St (28 vehicles parked). Does not meet condition</p> <p>7. The parking lot at 4732 N. Second shall be resurfaced and striped. The lot to the South, 4722 N. Second Street, shall be resurfaced and striped, but only the area where the 16 vehicles shall be stored. Resurfacing or striping has not been done to either lot. Does not meet condition</p>
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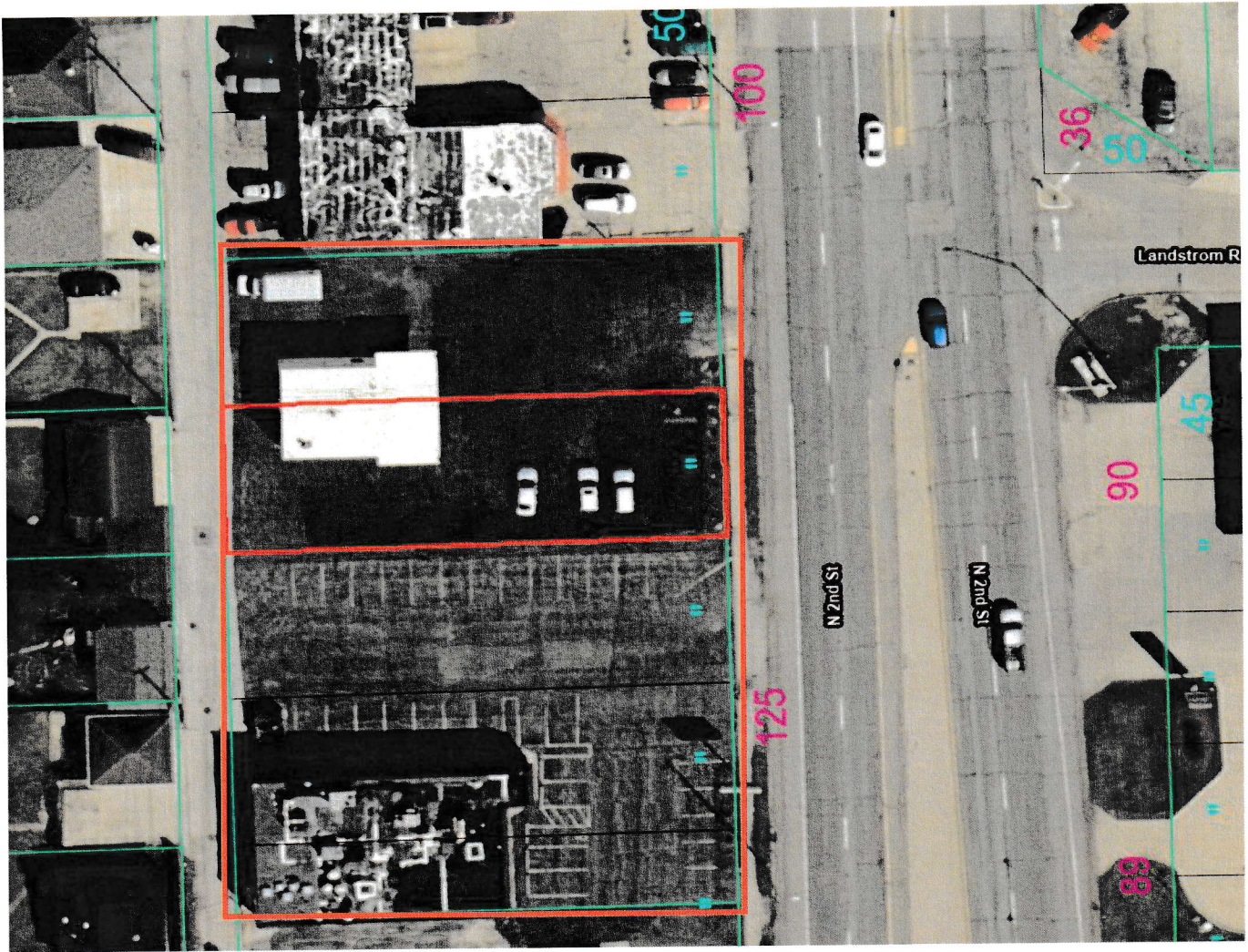
**ATTACHED: AERIAL OF PROPERTY, SITE PLAN, PICTURES**

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

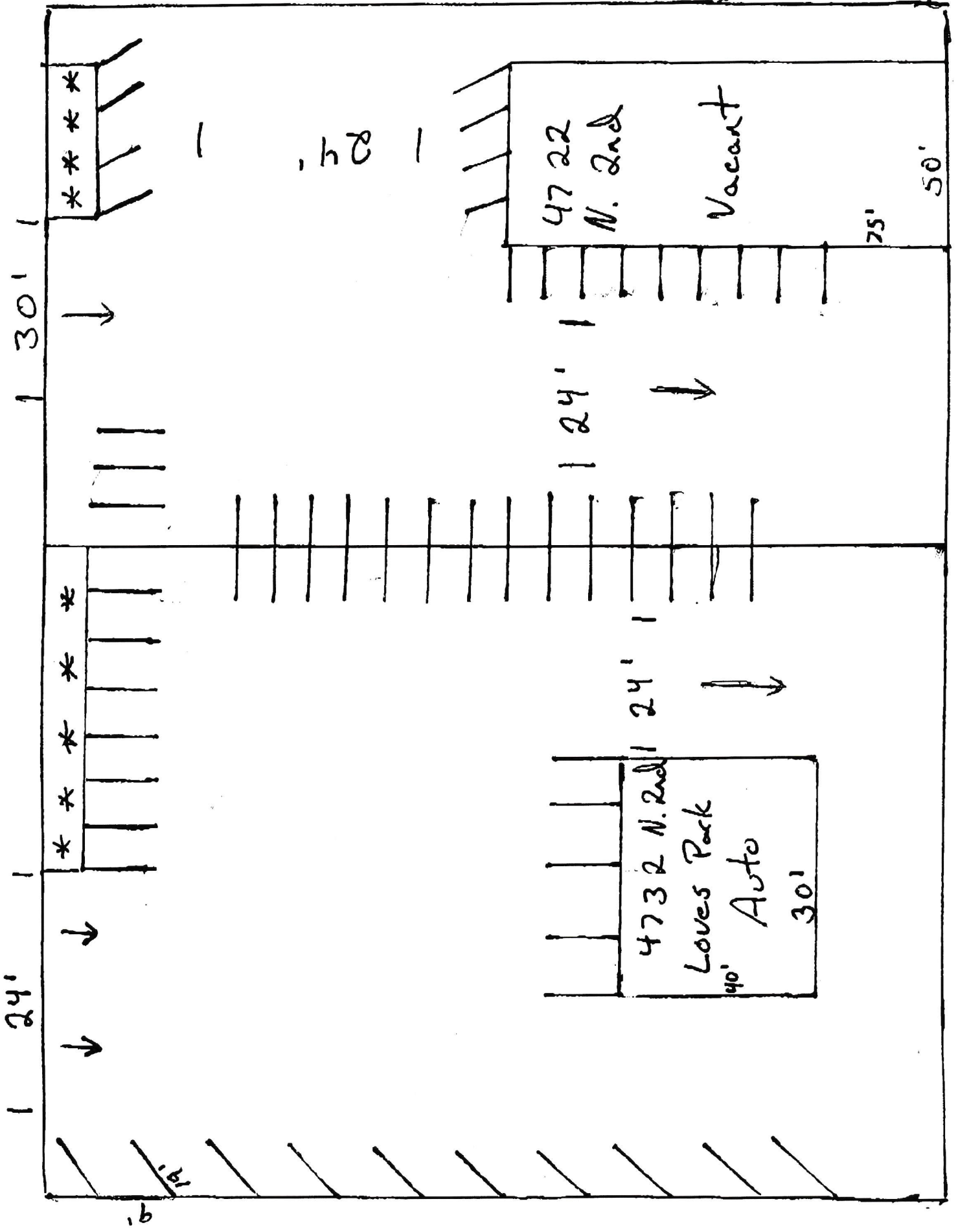
**CONDITIONS:**

**AUDIENCE COMMENTS:**





PARCEL NUMBER: 11-12-480-012, 11-12-480-013 and 11-12-480-013  
ADDRESS: 4732 N. Second Street and 4722 N. Second Street  
ZONING DISTRICT: CG (Commercial General)  
APPLICANT: Loves Park Auto  
4722 N. Second Street  
Loves Park, Illinois 61111  
OWNER: Gabriel Flores  
609 Ellis Avenue  
Rockford, Illinois 61103





May 7, 2025 9:45 AM



May 7, 2025 9:45 AM



May 7, 2025 9:46 AM



May 7, 2025 9:46 AM



May 7, 2025 9:43 AM



May 7, 2025 9:43 AM



May 7, 2025 9:44 AM



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May 7, 2025 9:47 AM



May 7, 2025 9:47 AM



May 7, 2025 9:47 AM

# Zoning Board of Appeals

## Staff Report

SUBJECT:	Requesting a Special Use Permit for a food market in the CR (Commercial Retail) Zoning District
PROJECT SUMMARY:	Requesting a Special Use Permit for a food market in the CR (Commercial Retail) Zoning District
LOCATION:	5723 N. Second Street (12-06-304-005, 12-06-304-006, 12-06-304-007, and 12-06-304-008)
FUTURE LAND USE:	Current use approved with Special Use Permit
ZONING DISTRICT	CR (Commercial Retail)
ADJACENT ZONING/USE:	<b>North:</b> CR (Commercial Retail) Retail business <b>South:</b> CR (Commercial Retail) Parking lot <b>West:</b> CR (Commercial Retail) Gas station <b>East:</b> CR (Commercial Retail) Retail business
SETBACKS (Min):	<b>Required</b> Front – No permanent development planned Rear – Side –  <b>Provided</b> Front – No permanent structures will be erected Rear – Side –
PARKING:	24 stalls with one ADA
LANDSCAPING:	Fencing is provided
SIGNAGE:	Existing and compliant
FINDINGS OF FACT:	<ol style="list-style-type: none"> <li><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><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> </ol>

	<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: <b>Approval with conditions</b>
CONDITIONS:	<p>1. Weekend hours shall be from 11AM to 12AM and weekdays from 11AM to 9PM.</p> <p>2. The Special Use Permit expires with the change of ownership</p> <p>3. The Special Use Permit will require renewal one year after approval from city council.</p>

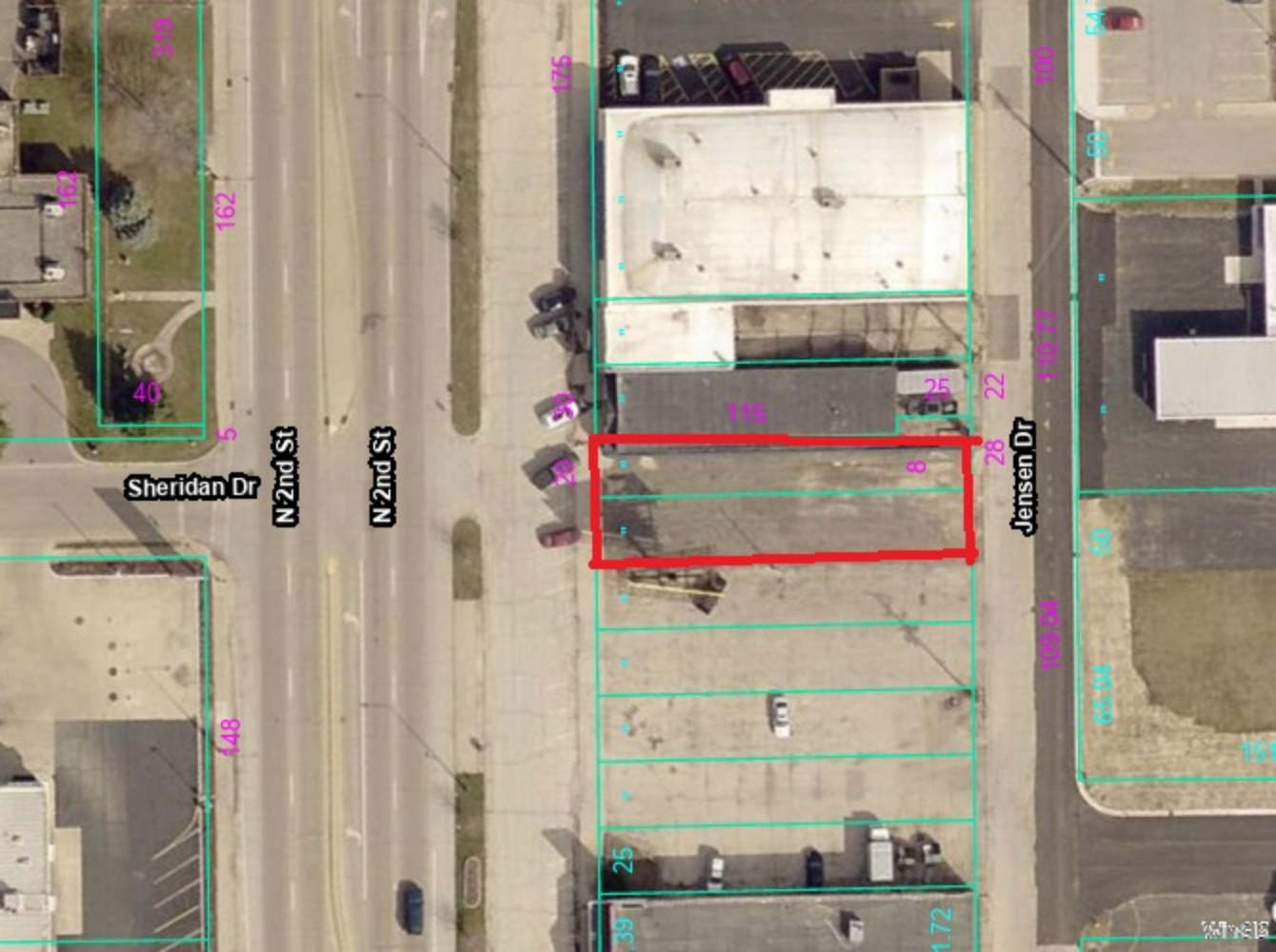
ATTACHED:

RECOMMENDATION: APPROVAL/DENIAL/TABLED

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

CONDITIONS:

AUDIENCE COMMENTS:



Sheridan Dr

N 2nd St

N 2nd St

Jensen Dr

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