



AGENDA
LOVES PARK ZONING BOARD OF APPEALS
June 12, 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 May 15, 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 on the property.
 - B. **4722 N. Second St.** (11-12-480-014) – Seeking continuation of Special Use Permit 4622-24 and expand parking allotment.
 - C. **4105 N. Perryville Rd.** (12-03-278-003) – Seeking continuation of Special Use Permit 4621-24 for an event space in the CR (Retail Commercial) Zoning District.
 - D. **314 Pennsylvania Ave.** (11-01-276-015) – Seeking a Variance on the side setback of existing garage from six feet to four feet.
 - E. **5999 Durrington Dr.** (08-34-351-032) – Seeking a Variance for a driveway addition along the garage.
6. **Public participation & comment**
7. **General discussion**
8. **Adjournment**



Zoning Board of Appeals Committee Minutes

DATE OF MEETING: May 15, 2025

CALLED TO ORDER: 5:30 P.M.

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

MEMBERS ABSENT: Al Carajuana.

ALSO PRESENT: Juan Terre', Nate Bruck, Attorney Phil A Nicolosi, Shane Lynch,
Carlos Rosario, Rachel Konieczsi and Yoselyn Garcia.

APPROVAL OF MINUTES: April 17, 2025.

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

Motion carried ayes 4– 0 nays

ZONING OFFICER REPORT: Nathan Bruck reminded the committee that the next ZBA will be June 12th the second Thursday of the month.

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

- 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.

Motion to hold over- Jennifer Hall Second Nathan Kutz

This matter was held over 4/0

- 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.

Petitioner Rachel Konieczsi requested a Special Use Permit to open a Dog grooming retail by appointment only.

Catherine Nelson asked for hours of operation.

Petitioner said the hours of operation will be Monday through Friday Eight Am to Five Pm and every other Saturday 8am to Noon.

Was asked if she will be selling retail.

Petitioner said just dog treats.

Jennifer Hall moved to approve said motion. Rhonda Taylor seconded said motion.

Motion carried ayes 4– 0 nays

- 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.

Motion to hold over- Rhonda Taylor Second by Nathan Kutz. Nathan Kutz

This matter was held over 4/0

- 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.

Petitioner Carlos Rosario requested a special use permit to allow outdoor entertainment.

Catherine Nelson stated the requirements will remain the same and they will renew in one year.

Don Daniels moved to approve said motion. Nathan Kutz seconded said motion.

Motion carried ayes 4– 0 nays

Jennifer Hall moved for adjournment at 5:45 p.m.; seconded by Nathan Kutz.

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:	Retail
ZONING DISTRICT:	This property is in the Retail Commercial (CR) zoning district.
ADJACENT ZONING/USE:	North: CR, Casey’s Auto Center. South: CR, empty lot. West: R1, park. East: CR, empty lot
SETBACKS (Min):	Required Front – 30 feet Rear – 20 feet Side – 5 feet Provided Front – N/A No permanent structure built Rear – Side –
PARKING:	Required (commercial) 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"> 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</i>

<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"> 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. Special Use Permit shall expire with change of ownership 2. The Special Use Permit will require renewal one-year after approval by City Council. 3. Area for food trucks will be concrete or asphalt 4. Food trucks may not be stored overnight. 5. Customer parking area shall be resealed and striped 6. Hours of operation shall not exceed 9PM
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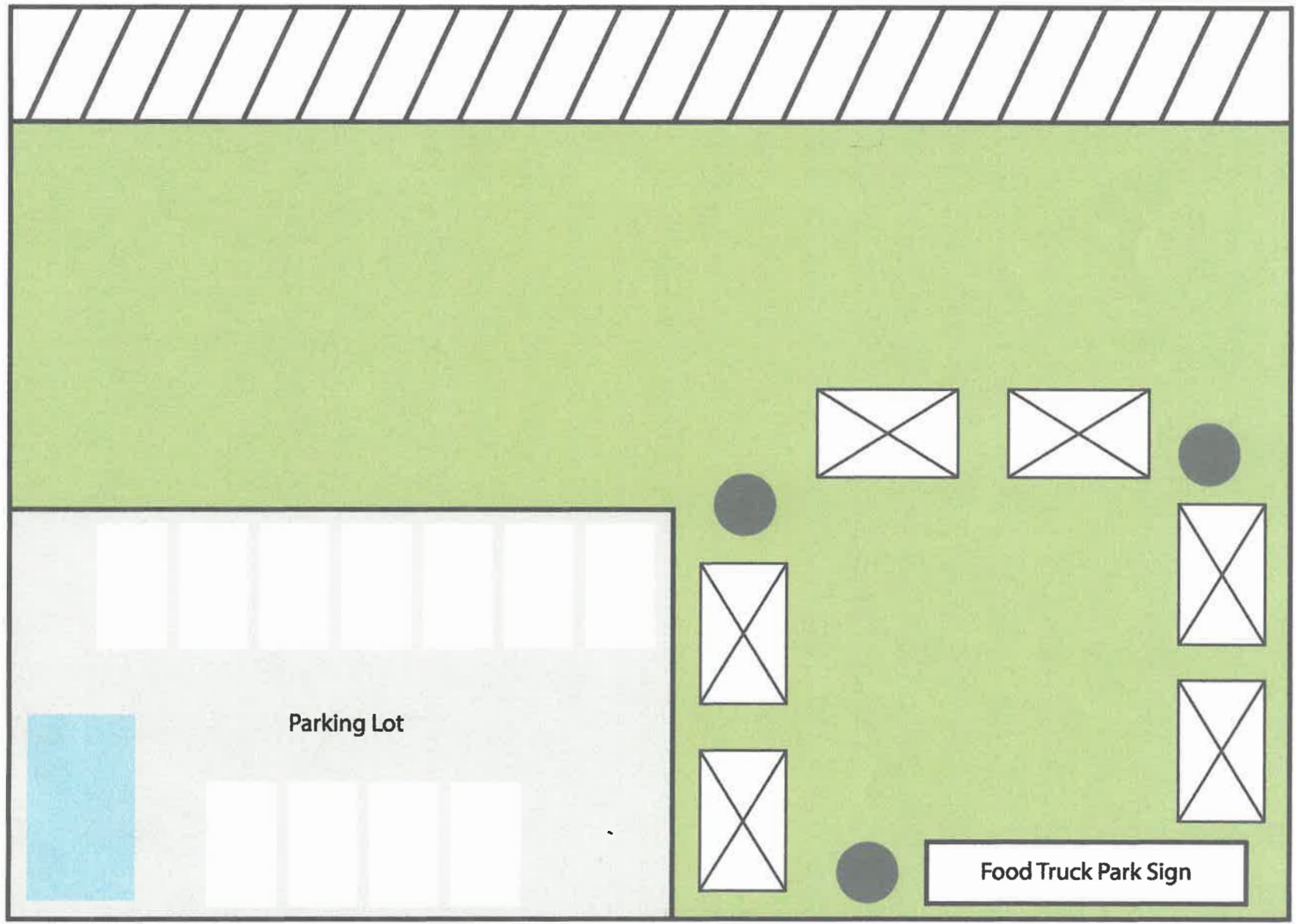
ATTACHED: AERIAL OF PROPERTY, SITE PLAN

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: 4722 and 4732 N. 2nd 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 nd St. North of the Park Motel
FUTURE LAND USE:	Retail
ZONING DISTRICT:	This property is in the Commercial General (CG) zoning district.
ADJACENT ZONING/USE:	North: CG, Car repair shop South: CG, Motel West: R1, Residential East: CG, Gas station
SETBACKS (Min):	Required Front – 30 feet Rear – 20 feet Side – 5 feet Provided Front – 63 feet (existing) Rear – 5 feet (existing) Side – 5 feet (existing)
PARKING:	<p>Required</p> <p>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.</p> <p>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,</p> <p>Provided</p> <p>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>

	<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. (Original SUP request)</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. (Original SUP request)</p>
DUMPSTER ENCLOSURE	<p>Required</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>Provided</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>Required</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>Provided</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"> 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>
<p>RECOMMENDATION:</p>	<p>Staff recommends Denial, due to not all initial conditions being met. Initial conditions below.</p>
<p>CONDITIONS:</p>	<ol style="list-style-type: none"> 1. The Special Use Permit expires with the change in property ownership of 4722 N. Second Street, parcel 11-12-480-014. No change, meets condition 2. The Special Use Permit shall be revoked with verified complaints from adjacent businesses or property owners. No complaints, meets condition 3. The applicant shall install a new dumpster enclosure for the existing dumpster. Dumpster removed from 4732, enclosure at 4722 repaired. Meets condition 4. The Special Use Permit shall be renewed 1 year from the date of approval. 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. Meets conditions 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>

	<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

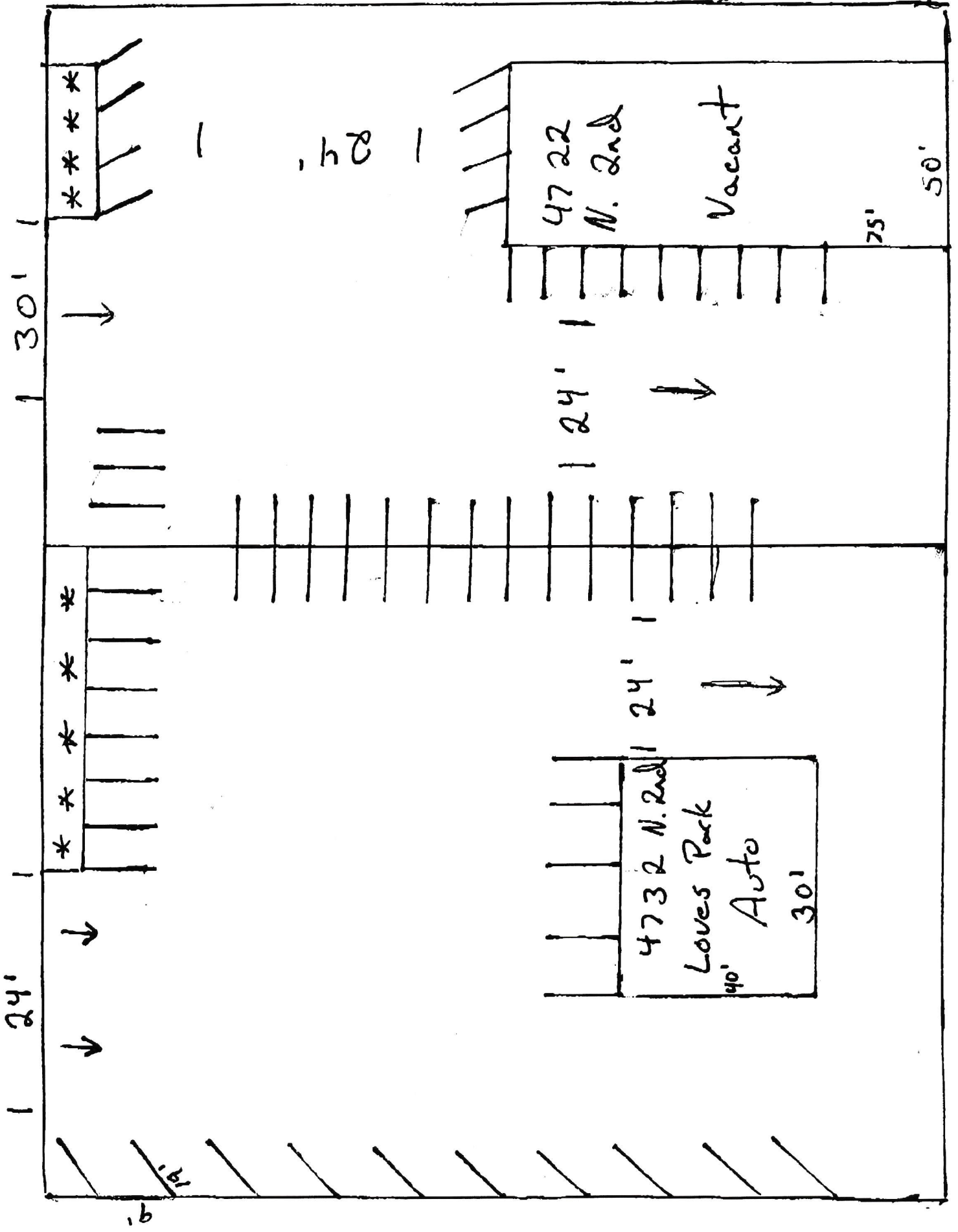
RECOMMENDATION: APPROVAL/DENIAL/TABLED **VOTE:** _____

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



24'

30'



24'

24'

75'

50'

4732 N. 2nd

Loves Park

Auto

40'

30'

4722

N. 2nd

Vacant

19'



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



May 7, 2025 9:44 AM



May 7, 2025 9:44 AM



May 7, 2025 9:44 AM



May 7, 2025 9:47 AM



May 7, 2025 9:47 AM



May 7, 2025 9:47 AM



Zoning Board of Appeals Staff Report

DATE: June 12, 2025

SUBJECT: Requesting continuation of Special Use Permit 4621-24 for an Event Space.

PROJECT SUMMARY:	Petitioner is requesting the continuation of the Special Use Permit 4621-24 for an Event Space at 4105 N. Perryville Road in the IL (Light Industrial) zoned district.
LOCATION:	4105 N. Perryville Road
FUTURE LAND USE:	Retail and Office use IL
ZONING DISTRICT:	(Light industrial)
ADJACENT ZONING/USE:	<p>North: IL, Offices</p> <p>South: IL, Offices</p> <p>West: IL, Restaurant and offices</p> <p>East: IL, empty lot</p>
SETBACKS (Min):	<p>Required Front – ½ of ROW, 60’ maximum Rear – five feet Side – 20 feet</p> <p>Provided Front – 70 feet Rear – 60 feet Side – 90 feet and 5 feet</p>
PARKING:	<p>Required Parking is existing and compliant</p>
LANDSCAPING:	No landscaping plan provided (existing landscape)
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</i>

	<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"> 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 Special Use Permit expires with change of ownership. 2. The establishment shall not be permitted to have live music, unless it is included, as part of a reception, banquet, or other similar occurrence happening on site. 3. No concerts, paid or pre-paid ticket events, events with a cover charge at the door, or events promoting alcohol shall be permitted.

ATTACHED: AERIAL OF PROPERTY

RECOMMENDATION: APPROVAL/DENIAL/TABLED

VOTE: _____

CONDITIONS:

AUDIENCE COMMENTS:

N Perryville Rd

2000.91

267.69

179.04

207.76

52.83

244.22

Back St

473.74

229.43



Zoning Board of Appeals Staff Report

DATE 5/21/2025

SUBJECT: 314 Pennsylvania Ave (Variance For Addition To Residence)

PROJECT SUMMARY:	Homeowner is asking for a variance to put an addition on the residence, that will change the garage from detached to attached. The setback requirement is 6'. The detached garage is 4' from property line. Detached garage was in place when the current homeowner purchased the property.
LOCATION:	314 Pennsylvania Ave. PIN: 1101276015
FUTURE LAND USE:	Residential
ZONING DISTRICT:	R1
ADJACENT ZONING/USE:	North: R1 South: R1 West: R1 East: R1
SETBACKS (Min):	Required Front – ½ Row Min. 30' Max. 60' Rear – 30' Side – 6' Provided Front – ½ Row Min. 30' Max 60' Rear – 30' Side – 4'
PARKING:	Not Applicable
LANDSCAPING:	Not Applicable
SIGNAGE:	Signage is not being requested as part of this application.
FINDINGS OF FACT:	<ol style="list-style-type: none"><i>The establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health,</i>

<p>RECOMMENDATION:</p> <p>CONDITIONS:</p>	<p><i>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 no conditions.</p>
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ATTACHED: VARIANCE PAPERWORK INCLUDING DRAWINGS

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

CONDITIONS:

AUDIENCE COMMENTS:

City of Loves Park
Department of Community Development and Public Works
100 Heart Boulevard, Loves Park, Illinois 61111
Phone (815) 654-5033 Fax (815) 654-5004

Filing Deadline: 5 / 9 / 2025 Date Filed: 5 / 7 / 2025 Fee: \$ 150.00

All of the information required for filing this application must be submitted within five days of the filing deadline. If all of the required information is not filed within the five day period, the applicant will be required to re-file and pay the filing fee for the application process.

1. Property owner RENEE JERVINCK
Property owner address 314 PENNSYLVANIA AVE
City, State, & Zip LOVES PARK, IL, 61111
Phone 815-218-3115

Applicant name KENNETH C SHEARER
Applicant address 5007 WENDORF RD
City, State, & Zip MONROE CENTER, IL, 61052
Phone 815-701-6503

Email: Shearerremodeling@YAHOO.COM

2. Existing use: SINGLE FAMILY RESIDENCE Current zoning classification: R1

Proposed use: _____

3. Detailed explanation of the Variance being applied for: THE REQUIRED SET BACK IS 6' ONLY HAVE 4' ON EAST SIDE OF GARAGE. SHE IS WANTING TO BRING THE VALUE OF THE PROPERTY UP.

4. A site plan for the property must be submitted in accordance with the guidelines for a completed site plan as part of the application. The attached, **Schedule A**, provides the basic requirements for a completed site plan. It should be submitted on an 8 1/2 x 11 sheet of paper. **Schedule B** is a sample site plan for review.

5. Legal description: Lot 004, Block 002, Subdivision Arbor
■ Attach a metes and bounds description
■ Identify the parcel code: 11-01-276.015
■ Identify the acreage: 2 acres or less /, 2-5 acres _____, 5 acres or more _____

6. Soil and Water Report
Winnebago County Soil & Water Conservation District
4833 Owen Center Road
Rockford, Illinois 61101
815/965-2392, Extension 3

Applicant's Signature [Signature] Staff Initials SL

The filing fee must be paid at the time the application is submitted and is non-refundable.
Total fees: \$150


City of Loves Park
Department of Community Development and Public Works
100 Heart Boulevard, Loves Park, Illinois 61111
Phone (815) 654-5033 Fax (815) 654-5004

PROPERTY OWNER AND APPLICANT DECLARATION

The applicant (can be the property owner) makes the following statement based upon personal knowledge:

- 1 I am the current owner of the property or have the permission from the current owner of the property to submit this application for the subject property.
- 2 The application is being submitted with my knowledge and consent.
- 3 All statements contained in this application are true and correct to the best of my (our) knowledge.
- 4 I understand that all conditions of application approval must be completed.

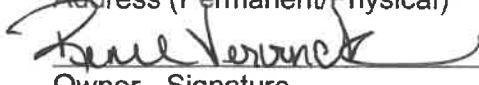
I declare that under penalty of perjury under the laws of the State of Illinois and the United States of America, that the foregoing statement is true and correct.

<u>KENNETH C SHEARER</u> Applicant - Print Name	<u>815-701-6503</u> Phone Number
 Applicant - Signature	<u>5-7-2025</u> Date

The property owner makes the following statement based upon personal knowledge:

- 1 I am the current owner of the property, which is the subject of this application including all right-of-way; easements; or other property ownership's which are necessary to fulfill the requirements of this application.
- 2 The application is being submitted with my knowledge and consent.
- 3 I authorize the above applicant to represent me in the application process for this specific application.

I declare that under penalty of perjury under the laws of the State of Illinois and the United States of America, that the foregoing statement is true and correct.

<u>1101276015</u> Tax Parcel Number(s)	<u>314 PENNSYLVANIA AVE</u> Physical Address/Location
<u>RENEE VERVINCK</u> Owner - Print Name	<u>815-218-3115</u> Phone Number
<u>314 PENNSYLVANIA</u> Address (Permanent/Physical)	<u>LOVES PARK, 61111</u> City, State, Zip Code
 Owner - Signature	<u>5-7-2025</u> Date



Zoning Clearance Form

THE APPLICANT IS TO FURNISH ALL OF THE FOLLOWING INFORMATION AND SHALL INDICATE ON THE APPROPRIATE PAGE OF THIS APPLICATION, A SITE PLAN SHOWING ACCURATE PROPERTY DIMENSIONS AND THE LOCATION AND SQUARE FOOTAGES OF ALL EXISTING AND PROPOSED STRUCTURES AND YARD SETBACKS

- 1. Address of the property 314 PENNSYLVANIA AVE LOVES PARK
- 2. Parcel Number _____ Lot # _____ Subdivision _____
- 3. Applicant's name (print) KENNETH SHEARER
- 4. Applicant's address (city, state, zip) 5007 NORTH WENDORF RD Phone 815-701-6503
 Email: shearerremodeling@yahoo.com MONROE CENTER
- 5. Applicant's interest in the property CONTRACTOR
(owner, agent, contractor, etc)
- 6. Owner of property RENEE VERVINCK
(indicate "same" if applicant and owner are the same)
- 7. Owner address (city, state, zip) 314 PENNSYLVANIA AVE Phone 815-218-3115
(indicate "same" if applicant and owner address is the same)
- 8. Existing use of the property _____

Please mark all that apply:

- New Construction Commercial Residential Other
- If "Other" please explain _____
- Addition to a structure
- Accessory structure (detached garage, shed, carport, etc.)
- Sign(s)
- Deck
- Other _____

ALL ADDITIONS AND ACCESSORY STRUCTURES MUST INDICATE THE FOLLOWING:

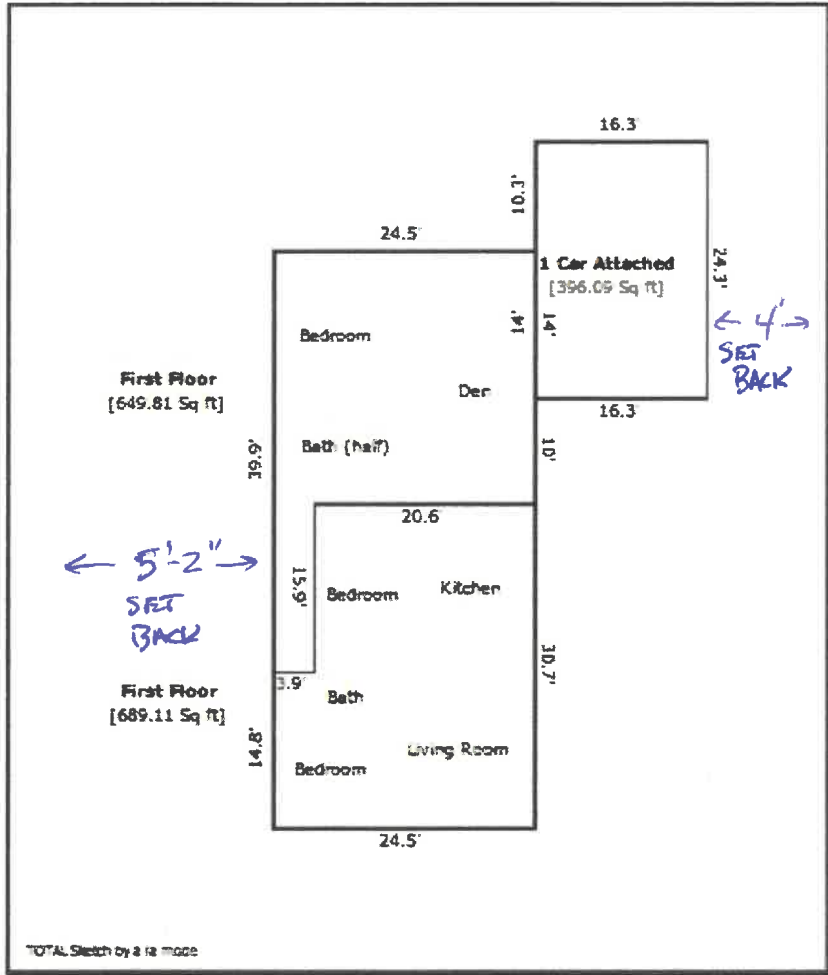
- 1. Square footage of residence (first floor only, excluding attached garage) 659.11 SQFT
- 2. Square footage of existing garage (if any) 396.09 SQFT
 Attached Detached
- 3. Number of accessory buildings other than garage(s) _____
(sheds, storage buildings, etc.)
- 4. Square footage of accessory structure(s) (listed above) _____
- 5. Square footage of proposed structure 649.81 SQFT
- 6. Height of proposed accessory structure 16'
- 7. Use of proposed structure LIVING
- 8. Land survey required? Yes No

Reason for requirement: _____

The Applicant's submittal of the information requested herein, and their signature below, indicates that the information in this application and any accompanying documents are true, accurate and correct to the best of their knowledge. Any discrepancies will result with the revocation of this zoning permit, work stoppage of the building permit, or other procedural

[Signature]
Signature of applicant

4/25/2025
Date





314 Pennsylvania

TH 45

11-01-276-015

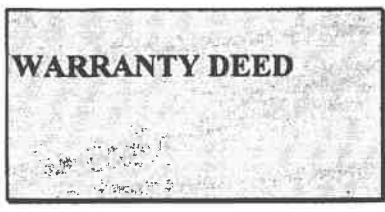


20181021073

16

Filed for Record in
WINNEBAGO COUNTY, IL
NANCY MCPHERSON, RECORDER
07/25/2018 10:27:36AM

DEED 36.00
RHSP: 9.00
STATE STAMPS: 69.00
COUNTY STAMPS: 34.50



THIS INDENTURE WITNESSETH, That
The GRANTOR: **JONATHAN MEINERT**, a married person, for and in consideration of the
sum of One Dollar and other good and valuable considerations in hand paid, CONVEYS and
WARRANTS to **RENEE E. VERVINCK**, GRANTEE

69,000

THE PROPERTY COMMONLY KNOWN AS: **314 Pennsylvania Avenue, Loves Park, IL 61111**
PROPERTY CODE: 11-01-276-015

Lot Four (4) in Block Two (2) as designated upon the Plat of Arbor Subdivision, being a Subdivision of part of Lots 3, 4, and 5 of Glen Eyre Subdivision in the Northeast Quarter (1/4) of Section 1, Township 44 North, Range 1 East of the Third Principal Meridian, the Plat of which Subdivision is recorded in Book 22 of Plats on Page 34 in the Recorder's Office of Winnebago County, Illinois; situated in the County of Winnebago and State of Illinois.

SUBJECT TO: Restrictions, covenants, and easements of record, if any, and general real estate taxes for the year 2018 and thereafter situated in Winnebago County, Illinois.

Dated this 20th day of July, 2018.

JONATHAN MEINERT

Grantor certifies this is not homestead property.

TUAWW258618

AFFIX TRANSFER TAX STAMP
 OR
 Exempt under provisions of Paragraph (A)
 of 35 ILCS 200/31-45, Real Estate
 Transfer Tax Law.
 _____ Date
 Buyer, Seller or Representative

STATE OF ILLINOIS) I, the undersigned, a Notary Public
 COUNTY OF WINNEBAGO) in and for said County and State aforesaid, DO
 HEREBY CERTIFY THAT: **JONATHAN MEINERT**, who is personally known to me to be the
 same person whose name is subscribed to the foregoing instrument, as having executed the same,
 appeared before me this day in person and acknowledged that he signed, sealed and delivered the
 said instrument as his free and voluntary act for the purposes therein set forth, including the release
 and waiver of the right of homestead.

Given under my hand and Notarial Seal this 20th day of July, 2018.

"OFFICIAL SEAL"
 Melanie D Gallatin
 Notary Public, State of Illinois
 My Commission Expires 10/24/2018

Melanie D Gallatin
 Notary Public

Future Taxes to:

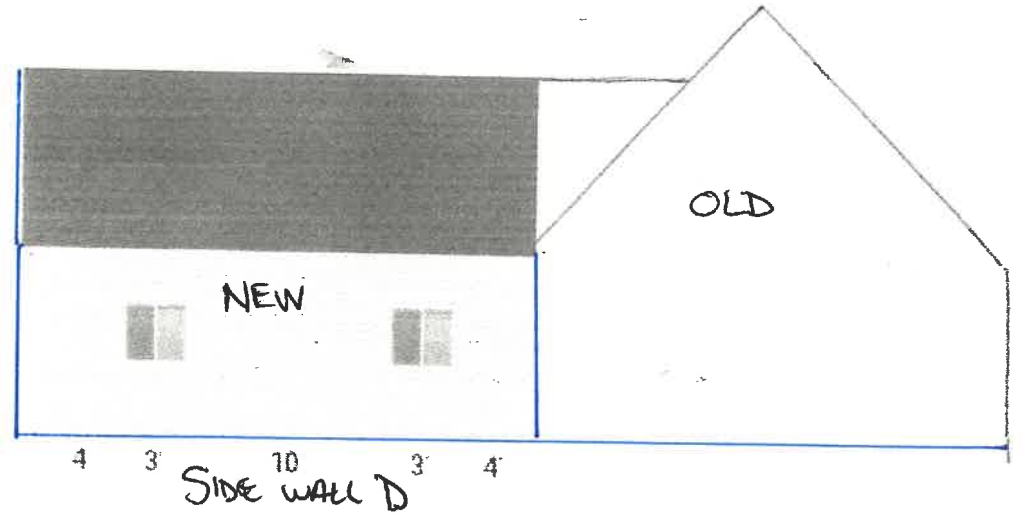
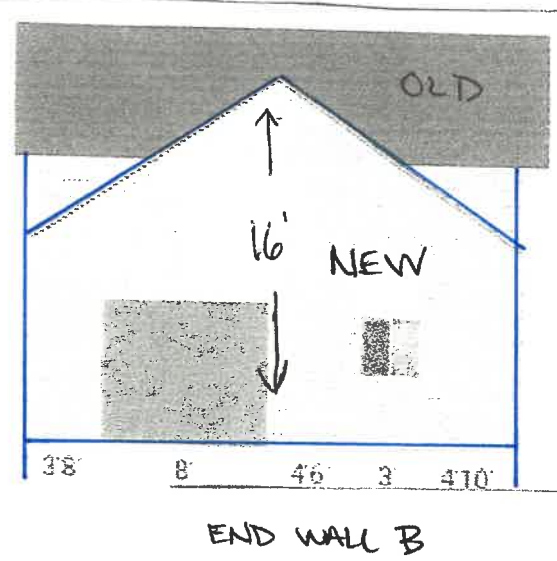
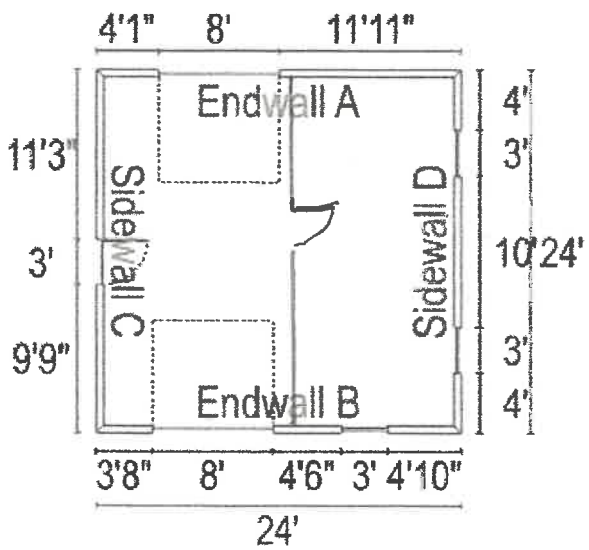
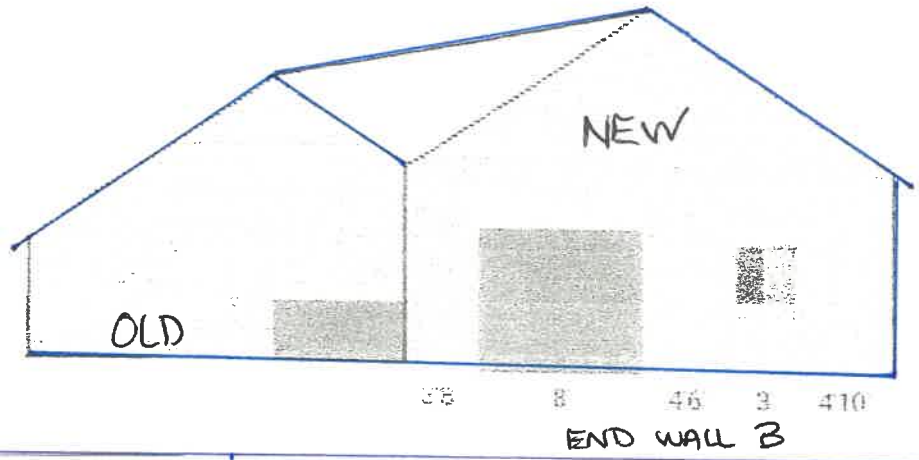
Return to:

Name: Renee E. Vervinck
 Address: 314 Pennsylvania Avenue
 City: Loves Park, IL 61111

Name: Renee E. Vervinck
 Address: 314 Pennsylvania Avenue
 City: Loves Park, IL 61111

This Instrument Prepared By: Attorney Gary S. Reese, 979 North Main Street, Rockford, IL
 61103; 815/968-8851

WINNEBAGO COUNTY RECORDER





Zoning Board of Appeals Staff Report

DATE 5/21/2025

SUBJECT: 5999 Durrington Dr (Variance For Expansion Of Driveway)

PROJECT SUMMARY:	Homeowner is asking for a variance to expand the asphalt driveway wider than the opening to the garage. Homeowner would like to expand the driveway along the garage to the south.
LOCATION:	5999 Durrington Dr PIN: 0834351032
FUTURE LAND USE:	Residential
ZONING DISTRICT:	R1
ADJACENT ZONING/USE:	R1
SETBACKS (Min):	North: R1 South: R1 West: R1 East: R1 Required Front – Not Applicable Rear – Not Applicable Side – Not Applicable
PARKING:	Provided Front – Not Applicable Rear – Not Applicable Side – Not Applicable
LANDSCAPING:	Not Applicable
SIGNAGE:	Not Applicable
SIGNAGE:	Not Applicable
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</i>

<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"> 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 no conditions.</p>
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ATTACHED: VARIANCE PAPERWORK INCLUDING DRAWINGS

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

CONDITIONS:

AUDIENCE COMMENTS:

City of Loves Park
Department of Community Development and Public Works
100 Heart Boulevard, Loves Park, Illinois 61111
Phone (815) 654-5033 Fax (815) 654-5004

Filing Deadline: 5 / 16 / 25 Date Filed: 5 / 8 / 25 Fee: \$ 150
All of the information required for filing this application must be submitted within five days of the filing deadline. If all of the required information is not filed within the five day period, the applicant will be required to re-file and pay the filing fee for the application process.

1. Property owner Spencer and Valerie Pumphrey
Property owner address 5999 Durrington Dr
City, State, & Zip Loves Park IL 61111
Phone 815 871 7870 (Valerie) 815 519 5586 (Spencer)
- Applicant name Spencer and Valerie Pumphrey
Applicant address 5999 Durrington Dr.
City, State, & Zip Loves Park IL 61111
Phone 815 871 7870 (Val) 815 519 5586 (Spencer)
Email: vbguenther@att.net
2. Existing use: grass Current zoning classification: R1
Proposed use: driveway
3. Detailed explanation of the Variance being applied for: Asphalt side driveway
addition to south side of property

4. A site plan for the property must be submitted in accordance with the guidelines for a completed site plan as part of the application. The attached, **Schedule A**, provides the basic requirements for a completed site plan. It should be submitted on an 8 1/2 x 11 sheet of paper. **Schedule B** is a sample site plan for review.

5. Legal description: Lot 293, ~~Block~~ ^{plat} 9, Subdivision Mutford Hills
- Attach a metes and bounds description
 - Identify the parcel code: 08-3A-351-032
 - Identify the acreage: 2 acres or less ✓, 2-5 acres _____, 5 acres or more _____

Soil and Water Report
N/A

Winnebago County Soil & Water Conservation District
4833 Owen Center Road
Rockford, Illinois 61101
815/965-2392, Extension 3

Applicant's Signature Spencer Pumphrey Valerie Pumphrey Staff Initials YL

The filing fee must be paid at the time the application is submitted and is non-refundable.
Total fees: \$150

See attached
- letter
- letter from next door neighbor
- homes list
- sitemap

City of Loves Park
Department of Community Development and Public Works
100 Heart Boulevard, Loves Park, Illinois 61111
Phone (815) 654-5033 Fax (815) 654-5004

PROPERTY OWNER AND APPLICANT DECLARATION

The applicant (can be the property owner) makes the following statement based upon personal knowledge:

- 1 I am the current owner of the property or have the permission from the current owner of the property to submit this application for the subject property.
- 2 The application is being submitted with my knowledge and consent.
- 3 All statements contained in this application are true and correct to the best of my (our) knowledge.
- 4 I understand that all conditions of application approval must be completed.

I declare that under penalty of perjury under the laws of the State of Illinois and the United States of America, that the foregoing statement is true and correct.

Spencer and Valerie Rumphrey
Applicant - Print Name

815 519 5586 (S) 815 871 7870 (V)
Phone Number

Spencer Rumphrey Valerie Rumphrey
Applicant Signature

5/7/25
Date

The property owner makes the following statement based upon personal knowledge:

- 1 I am the current owner of the property, which is the subject of this application including all right-of-way; easements; or other property ownership's which are necessary to fulfill the requirements of this application.
- 2 The application is being submitted with my knowledge and consent.
- 3 I authorize the above applicant to represent me in the application process for this specific application.

I declare that under penalty of perjury under the laws of the State of Illinois and the United States of America, that the foregoing statement is true and correct.

08-34-351-032
Tax Parcel Number(s)

5999 Durrington Dr.
Physical Address/Location

Spencer and Valerie Rumphrey
Owner - Print Name

815 519 5586 (S) 815 871 7870 (V)
Phone Number

5999 Durrington Dr, Loves Park IL
Address (Permanent/Physical) 61111

Loves Park IL, 61111
City, State, Zip Code

Spencer Rumphrey Valerie Rumphrey
Owner - Signature

5/7/25
Date

Dear Loves Park Zoning Officials,

Our names are Spencer and Valerie Pumphrey. We are requesting a zoning variance for our property, 5999 Durrington Dr in Loves Park, because we would like to add a side driveway, but a current Loves Park ordinance limits the driveway width.

When we bought our home almost 6 years ago, we had a boat for a short time that we parked on the side of our garage. This boat was sold, but it had always been our plan to add a side driveway for future use, such as a camper or just the needs of our growing family. Personally (Spencer), I grew up in this same neighborhood (Lothian Ct) and have enjoyed the use of a side driveway at my parents' home, which is among the nearly 50 other homes in our subdivision that also have side driveways. (Driveways wider than the opening of their garage). We have neighbors that own RV's and have them tucked away nicely on the side of their home because they have a side driveway.

We now have a camper too and instead of sticking out like a sore thumb being parked on our main driveway, we would like to park it on the side of the garage. Currently, parking it in the grass results in a code violation. We are trying to remedy this situation by paving a side driveway. This would add value to our home, allow us to store it more discreetly, and enjoy the privileges that many of our neighbors currently get to enjoy. We do not feel that this is an unreasonable request, as space, to an extent, does need to be allowed Loves Park citizens for growing families and to prevent overcrowding of vehicles on our streets.

In conclusion, this variation type already applies to and allows the same privileges to other properties classified in the same zoning district; to disallow the variance for our property limits our intended use of property to something less than what is already granted to our subdivision neighbors.

We thank you for your consideration of our Application for Variance.

Sincerely,

Spencer and Valerie Pumphrey

Homes in Mulford Hills Subdivision With Side Driveways

6064 Valhalla Dr.	6044 Lothian Ct.
6086 " "	6052 " "
6098 " "	6041 " "
6105 " "	4610 Moorland Dr
6141 " "	4586 " "
6182 " "	4560 " "
6202 " "	4548 " "
6288 " "	6301 Tudor Lane
6297 " "	6297 " "
6314 " "	6286 " "
6040 Nimtz Ct.	6194 " "
6163 Mulford Hills Dr.	6375 Nimtz Rd.
6146 " "	6388 " "
6143 " "	6390 " "
6135 " "	6399 " "
6129 " "	LA02 4764 Staffordshire Ct.
6119 " "	4783 " "
6107 " "	4623 Bedfordshire Dr.
6036 " "	4632 " "
6046 " "	4662 " "
6022 " "	6226 Renaissance Dr.
6021 " "	6214
6002 Durrington Dr.	
6058 " "	
6083 " "	
6092 " "	

Don Jones
6001 Durrington Drive
Loves Park, IL 61111

May 7, 2025

To whom it may concern:

I have received a copy of the plans to extend a paved driveway alongside the house at 5999 Durrington Drive and find it acceptable.

Sincerely,

A handwritten signature in blue ink that reads "Don Jones". The signature is written in a cursive style with a large initial "D" and a long, sweeping tail.

Don Jones

EXHIBIT "A"

LEGAL DESCRIPTION

LOT 293 AS DESIGNATED UPON PLAT NO. 9 OF MULFORD HILLS, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 45 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN. THE PLAT OF WHICH SUBDIVISION IS RECORDED IN BOOK 41 OF PLATS ON PAGE 31A IN THE RECORDER'S OFFICE OF WINNEBAGO COUNTY, ILLINOIS; SITUATED IN THE COUNTY OF WINNEBAGO AND STATE OF ILLINOIS.

CKA: 5999 DURRINGTON DR, LOVES PARK, IL 61111
PIN: 08-34-351-032

THIS DEED IS SUBJECT ONLY TO: GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING; COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD; BUILDING LINES AND EASEMENTS, IF ANY, SO LONG AS THEY DO NOT INTERFERE WITH THE CURRENT USE AND ENJOYMENT OF THE PROPERTY.

MAIL TO:

Lakeshore Title Agency
3501 Algonquin Rd.
Suite 120
Rolling Meadows, IL 60008
LST No.: 1901495

MAIL TAX BILLS TO:

Spencer & Valerie Pumphrey
5999 Durrington Dr.
Loves Park, IL 61111

This instrument was prepared by Patrick W. Pontarelli, 3501 Algonquin Rd. Suite 120, Rolling Meadows, IL 60008.

5999 Durrington Drive Variance Site Plan



PLAT MAP

Borrower: Spencer & Valerie Pumphrey
Property Address: 5999 Durrington Drive
City: Loves Park
Lender: Rock Valley Credit Union

File No.: 190814
Case No.: Loan# 1894-L0001
State: IL
Zip: 61111

