



AGENDA
LOVES PARK ZONING BOARD OF APPEALS
September 11, 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 August 14, 2025 meeting
3. Report from the Zoning Office – None
4. Unfinished business –
 - A. **5782 Whispering Way** (12-04-203-032) – Seeking a Variance for a parking pad along the garage.
5. New business –
 - A. **524 Theodore St.** (12-06-101-015) – Seeking a Variance to widen the driveway.
6. Public participation & comment
7. General discussion
8. Adjournment



Zoning Board of Appeals Committee Minutes

DATE OF MEETING: August 14, 2025

CALLED TO ORDER: 5:30 P.M.

MEMBERS PRESENT: Catherine Nelson, Don Daniels, Nathan Kutz and Al Caruana.

MEMBERS ABSENT: Jennifer Hall and Rhonda Taylor.

ALSO PRESENT: Juan Terre', Nate Bruck, Attorney Phil A Nicolosi, Shane Lynch, Tim Ancona, Layci Jiles, Kendra Johnson, Tony Phabmixary, Joe Perez, Abby Witt Lowitzki, Mack Gapinski, and Jim Rodriguez.

APPROVAL OF MINUTES: June 12, 2025. No meeting in July.

Don Daniels moved to approve said motion. Al Caruana seconded said motion.

Motion carried ayes 4– 0 nays

ZONING OFFICER REPORT: None

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

A. **4806 Interstate Blvd.** (08-35-400-022) – Seeking a Variance to the sign ordinance.

Petitioner stated he was seeking a variance for a 25x10 sign that can be visible from I-90 for advertisement purposes.

Catherine stated it does not impede any businesses.

Don Daniels moved to approve said motion. Al Caruana seconded said motion.

Motion carried ayes 4– 0 nays

- B. **4908 Interstate Blvd.** (08-35-400-014) – Seeking a Variance to the sign ordinance.

Petitioner stated he was seeking a variance for a 25x10 sign that can be visible from I-90 for advertisement purposes.

Catherine stated it does not impede any businesses.

Don Daniels moved to approve said motion. Al Carauana seconded said motion.

Motion carried ayes 4– 0 nays

- C. **4XXX Interstate Blvd.** (12-02-226-008) – Seeking a Variance to the sign ordinance.

Petitioner stated he was seeking a variance for a 25x10 sign that can be visible from I-90 for advertisement purposes.

Catherine stated it does not impede any businesses.

Don Daniels moved to approve said motion. Al Carauana seconded said motion.

Motion carried ayes 4– 0 nays

- D. **7784 Forest Hills Rd.** (08-32-426-010) – Seeking a Special Use Permit for an Event Space in the CR (Retail Commercial) Zoning District.

Petitioner stated they are seeking a SUP for an event space to host weddings and showers.

Was asked if they would be open 7 days a week.

Petitioner stated weekends would be events then during the week they will have photo shoots and smaller events.

Was asked the max for people.

Petitioner stated they do not know yet but are hoping for 100 people. They also stated they have a few things to finish off a List Lori had given them. They agreed to all conditions also.

Nathan Kutz moved to approve said motion. Al Carauana seconded said motion.

Motion carried ayes 4– 0 nays

E. **6873 Lanterne Dr.** (08-34-279-008) – Seeking a Variance for a parking pad extended past the garage.

Petitioner stated he wants to add a parking pad to accommodate for additional cars and agreed to both conditions.

Don Daniels moved to approve said motion. Al Carauana seconded said motion.

Motion carried ayes 4– 0 nays

F. **5782 Whispering Way** (12-04-203-032) – Seeking a Variance for a parking pad along the garage.

Layover till next meeting.

G. **6231 Tudor Ln.** (08-34-376-007) – Seeking a Variance for driveway widening.

Layover till next meeting.

H. **5642 N. 2nd St.** (11-01-476-018) – Seeking a Special Use Permit to convert office space to indoor storage.

Petitioner stated they are seeking a Variance to convert an office building that has been unoccupied for some time to indoor storage.

Was asked if he was aware of the conditions.

Petitioner was not aware of the conditions so the conditions were explained to him as follows:

Parking lot must be sealed and striped. SUP will expire with change of ownership. SUP will need to be re applied in one year. That landscaping must be provided in front of the parking lot on North second.

Petitioner stated there was no grass in front of the parking lot.

Was told he can place raised bed landscaping there or planters.

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

Motion carried ayes 4– 0 nays

Petitioner stated there were 3 addresses for the property.

Catherine asked they be put in the minutes as 5642,5636 and 5640 North second.

I. **XXXX Harlem Rd.** (08-25-400-009) – Seeking a Special Use Permit for a Solar Farm as part of a pre-annexation agreement.

Petitioners stated they want a SUP for a Solar Farm as part of a pre-annexation agreement.

Nate presented staff conditions from Gino to review.

Petitioners said they are looking to do a solar farm on Paulson and Harlem Road. They have two other projects locally. One in Rockford and one at Rock Cut.

Gave a presentation on how the project works and the different types of solar that is produced, providing local power and the benefits to the community.

Presented a power point to provide details of the project.

Staff requested a picture of the agricultural fencing they will be installing.

Petitioner said they will provide a picture.

Staff asked how often the panels need to be replaced.

Petitioner responded very rarely.

Staff asked what do they use on the ground under the panels.

Petitioner responded they use an industrial Polymer cover with some added upkeep, and will plant pollinator plants that get mowed once a year.

Al Careuana moved to approve said motion. Don Daniels seconded said motion.

Motion carried ayes 4– 0 nays

- J. **Text Amendment** – Chapter 102 – Zoning Section 102-188. IL Light Industrial, (b) Permitted uses, (12) Mini warehouse storage units without outside storage

Catherine Nelson moved to approve said motion. Don Daniels seconded said motion.

Motion carried ayes 4– 0 nays

- K. **Text Amendment** – Chapter 102 – Zoning Section 102-188. IL Light Industrial, (c) Special uses, (7) Mini warehouse storage units without outside storage

Catherine Nelson moved to approve said motion. Don Daniels seconded said motion.

Motion carried ayes 4– 0 nays

- L. **Text Amendment** – Chapter 102 – Zoning Section 102-188. IL Light Industrial, (b) Permitted uses, (17) Any use which may be allowed as a permitted use or special use in the CR district.

Catherine Nelson moved to approve said motion. Don Daniels seconded said motion.

Motion carried ayes 4– 0 nays

- M. **Text Amendment** – Chapter 102 – Zoning Section 102-188. IL Light Industrial, (c) Special uses, (8) Any use which may be allowed as a permitted use or special use in the CG district.

Catherine Nelson moved to approve said motion. Don Daniels seconded said motion.

Motion carried ayes 4– 0 nays

- N. **Text Amendment** – Chapter 102 – Zoning Chapter 102-189. IG Industrial General, (c) Permitted uses.

Catherine Nelson moved to approve said motion. Don Daniels seconded said motion.

Motion carried ayes 4– 0 nays

O. **Text Amendment** – Chapter 102 – Zoning Chapter 102-189. IG Industrial General, (d) Special uses.

Catherine Nelson moved to approve said motion. Don Daniels seconded said motion.

Motion carried ayes 4– 0 nays

P. **Text Amendment** – Chapter 102 – Zoning Section 102-284. Commercial districts, (1) CN district. In the CN district business signs are permitted in accordance with the following conditions: (b) Nonresidential uses. In the CN district non-flashing business signs are permitted, subject to the following conditions: (3) Height.

Catherine Nelson moved to approve said motion. Don Daniels seconded said motion.

Motion carried ayes 4– 0 nays

Q. **Text Amendment** – Chapter 102 – Zoning Section 102-284. Commercial districts, (2) CR, CG and CO districts.

Catherine Nelson moved to approve said motion. Danial's said motion.

Motion carried ayes 4– 0 nays

Don Daniels moved for adjournment at 6:56 p.m.; seconded by Al Carajuana.
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

SUBJECT:	Variance for a parking pad.
PROJECT SUMMARY:	Seeking a Variance for a parking pad extended past garage.
LOCATION:	6873 Lanterne Drive
FUTURE LAND USE:	Residential
ZONING DISTRICT	R1 (Single family Residential)
ADJACENT ZONING/USE:	North: R1 Single family residential South: R2 Two family residential West: R1 Single family residential East: R1 Single family residential
SETBACKS (Min):	Required Front – ½ ROW 30’ Min.-60’ Max. Rear – 30’ Side – 6’ Provided Front – Rear – Side –
PARKING:	N/A
LANDSCAPING:	N/A
SIGNAGE:	N/A
FINDINGS OF FACT:	<ol style="list-style-type: none"> 1. <i>The establishment, maintenance, or operation of the Variance will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.</i> 2. <i>The Variance 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 Variance 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. Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.

6. The Variance 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.

RECOMMENDATION: Staff recommends: Approval with conditions.

CONDITIONS:

1. Driveway expansion may start after the Right of Way.
2. Driveway curb cut will not be expanded.

ATTACHED: Aerial with site plan

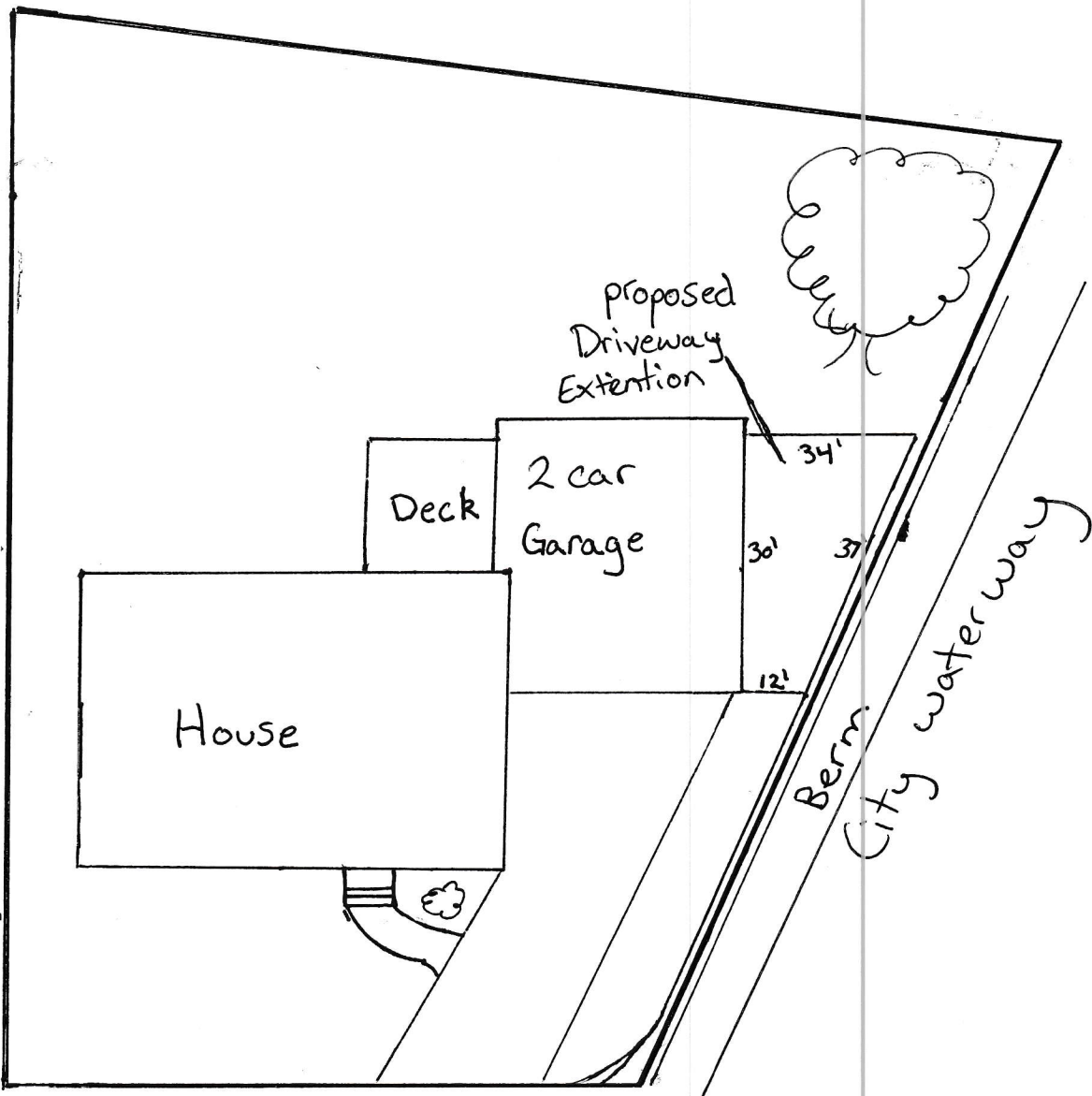
RECOMMENDATION: APPROVAL/DENIAL/TABLED VOTE: _____

CONDITIONS:

AUDIENCE COMMENTS:

Land Sqft 13.939 sq.ft.
Land Acres 0.32 acres

5782 Whispering Way, Loves Park







Zoning Board of Appeals – Staff Report

SUBJECT:	Seeking a variance to expand driveway width.
PROJECT SUMMARY:	Single car driveway and single car garage, need extra driveway to fit two cars.
LOCATION:	524 Theodore Street
FUTURE LAND USE:	Residential
ZONING DISTRICT	R1 (One-family residential)
ADJACENT ZONING/USE:	North: CR (Retail Commercial) South: R1 (One-family residential) West: CR (Retail Commercial) East: R1 (One-family residential)
SETBACKS (Min):	Required Front – Rear – Side – Provided Front – Rear – Side –
PARKING:	N/A
LANDSCAPING:	N/A
SIGNAGE:	N/A
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, safety, morals, comfort or general welfare.</i> <i>The Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already</i>

	<p><i>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>
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RECOMMENDATION:	Staff recommends:
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CONDITIONS:	
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ATTACHED: _____

RECOMMENDATION: APPROVAL/DENIAL/TABLED VOTE: _____

CONDITIONS:

AUDIENCE COMMENTS:

524 Theodore St.

Parking Lot / Alley

Yard with Pole

Side Walk

↑ 4FT
↓

Area wanting
Done For extra
Parking and Trash
cans 4FT
← 40FT →

Garage

Back Yard

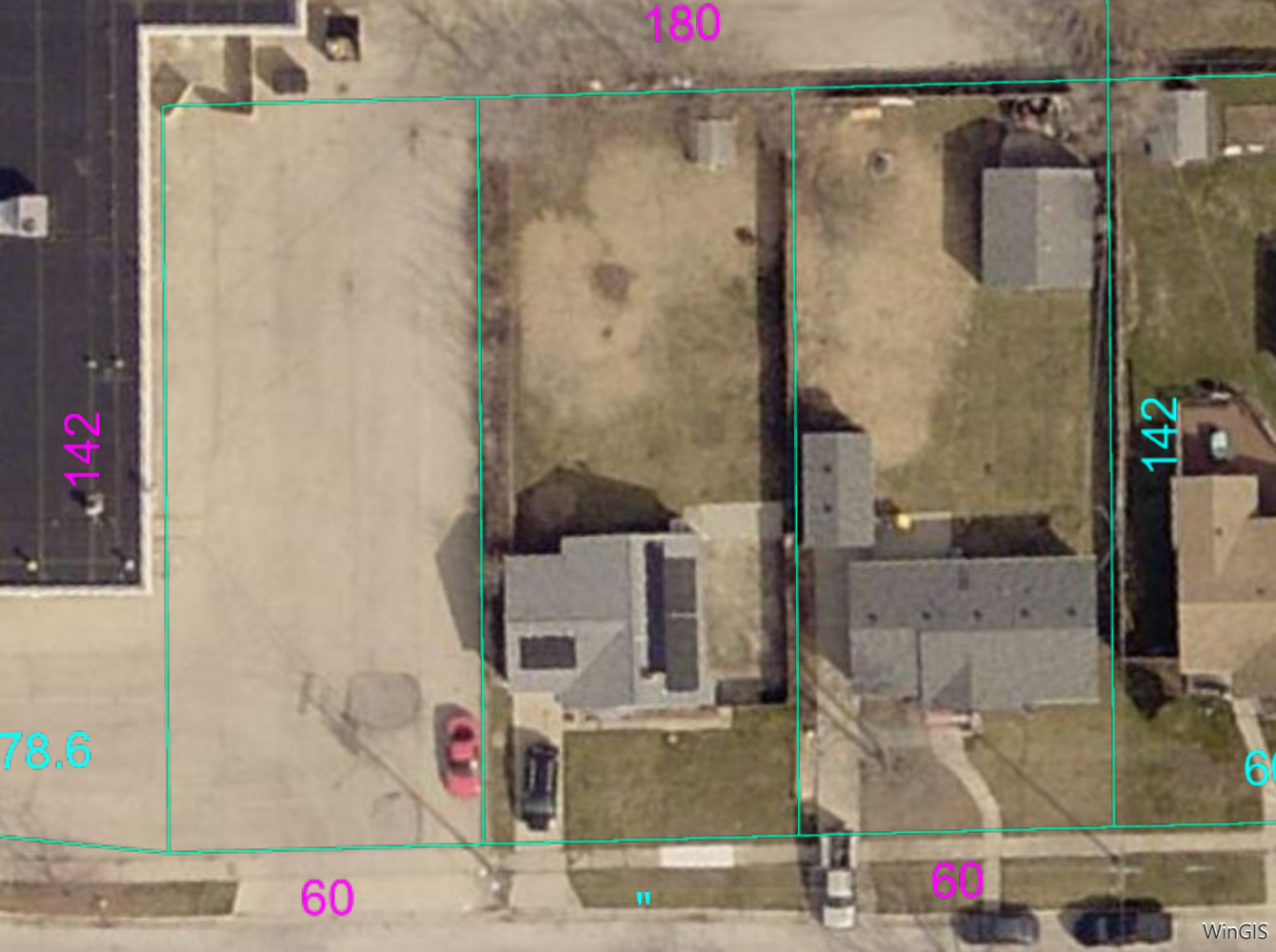
Drive way

Yard

Side Walk

Front Yard

House



180

142

78.6

142

60

60

"

60