



AGENDA
LOVES PARK ZONING BOARD OF APPEALS
October 9, 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 September 11, 2025 meeting**
3. **Report from the Zoning Office – None**
4. **Unfinished business – None**
5. **New business –**
 - A. **4722 N. Second St.** (11-12-480-014) – Seeking Amendment of Special Use Permit 4721-25 to expand parking allotment in the CG (General Commercial) Zoning District.
 - B. **5247 Sunbird Dr.** (08-28-177-002) – Seeking a Variance to allow a garage with three feet setback instead of six feet.
 - C. **7102 Rock Valley Pkwy.** (12-02-103-007, 12-02-103-013) Seeking a Map Amendment to change lots zoned R3 (Multi-family Residential) and CR (Retail Commercial) respectively to IL (Light Industrial).
 - D. **7102 Rock Valley Pkwy.** (12-02-103-006, 12-02-103-007, 12-02-103-013) Seeking a Special Use Permit for an existing Storage Facility with Outdoor Storage.
6. **Public participation & comment**
7. **General discussion**
8. **Adjournment**



Zoning Board of Appeals Committee Minutes

DATE OF MEETING: September 11, 2025

CALLED TO ORDER: 5:30 P.M.

MEMBERS PRESENT: Catherine Nelson, Don Daniels, Nathan Kutz, Linda Danielson, Al Carauana, Rhonda Taylor and Karl Lusic.

MEMBERS ABSENT: Jennifer Hall and Rhonda Taylor.

ALSO PRESENT: Juan Terre', Nate Bruck, Attorney Phil A Nicolosi, Shane Lynch, Trina Sims, Daniel Zochowski, Edward Wilson and Cammie Wilson.

APPROVAL OF MINUTES: August 14, 2025.

Nathan Kutz moved to approve said motion. Rhonda Taylor seconded said motion.

Motion carried ayes 6– 0 nays

ZONING OFFICER REPORT: None

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

A) Seeking a Variance for a parking pad along the garage at 5782 Whispering Way.

Petitioner stated he was seeking a variance for a parking pad along the garage

There was no discussion

Nathan Kutz moved to approve said motion. Rhonda Taylor seconded said motion.

Motion carried ayes 6– 0 nays

B) Seeking a Variance to 524 Theodore Street to widen the driveway.

Petitioner stated he was seeking a variance to widen his driveway.

There was no discussion.

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

Motion carried ayes 6– 0 nays

Rhonda Taylor moved for adjournment at 6:00 p.m.; seconded by Nathan Kutz.

The motion to adjourn was approved by a vote of 6 ayes – 0 nays.

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

Zoning Board of Appeals
Staff Report

August 14, 2025

SUBJECT: 4722 N. 2nd St. – seeking amendment to SUP 4721-25 to allow use of entire lot to park vehicles that are for sale.

PROJECT SUMMARY:	The applicant, Loves Park Auto, is requesting the amendment of the special use permit 4721-25 to allow full use of parking lot for 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 lot 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:	Required 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, Provided 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.
DUMPSTER ENCLOSURE	Required 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. Provided A dumpster enclosure is present.
LANDSCAPING:	Required This lot will be used for off-site parking. No development will occur as part of the petition.

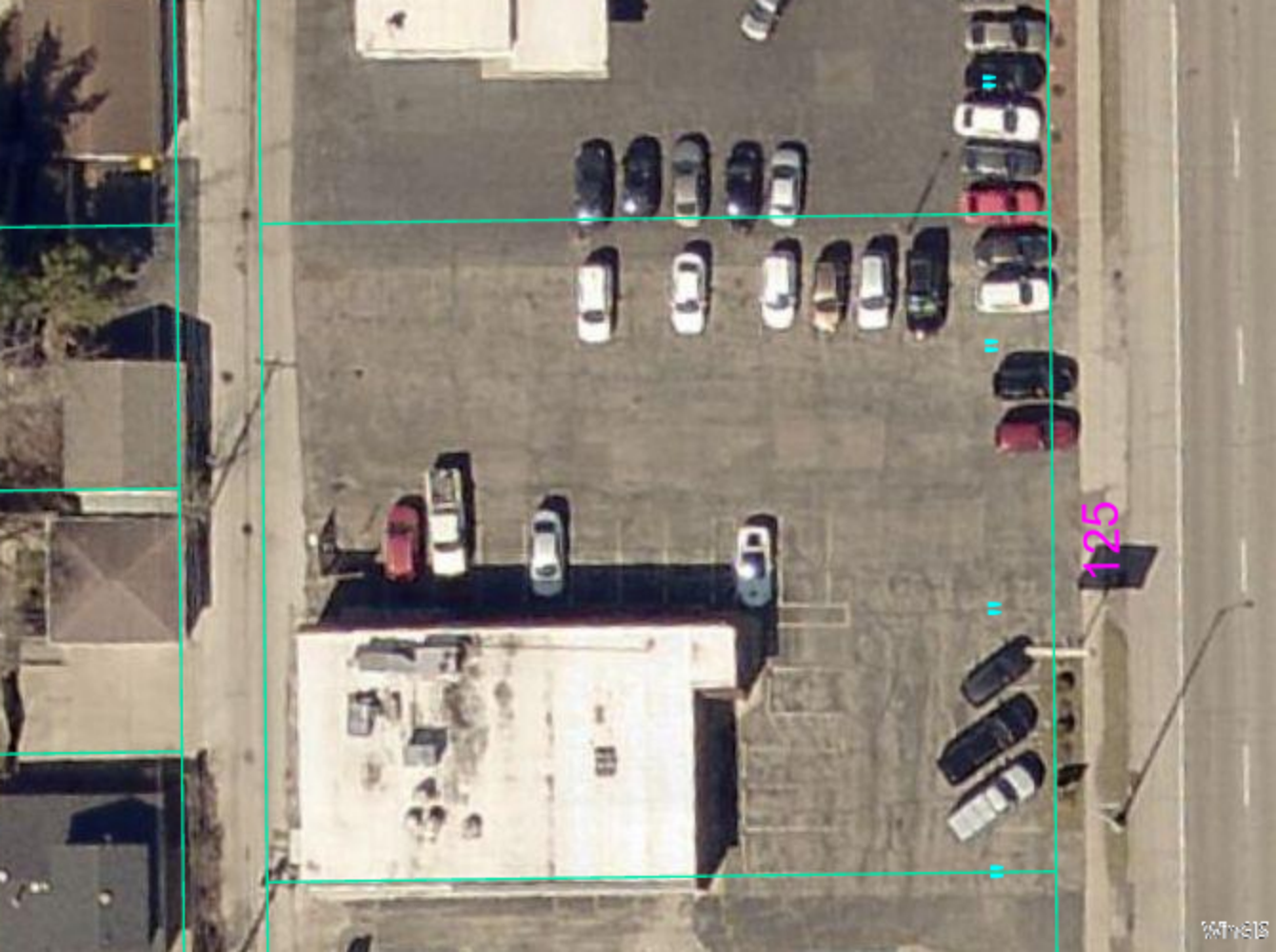
<p>SIGNAGE:</p> <p>FINDINGS OF FACT:</p> <p>RECOMMENDATION:</p> <p>CONDITIONS:</p>	<p>Signage will not change</p> <ol style="list-style-type: none"> 1. <i>The establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort 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>Staff recommends Approval with 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. 2. The Special Use Permit shall be revoked with verified complaints from Code Enforcement, adjacent businesses, or property owners. 3. Only 32 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. 4. The entire parking lot at 4722 N. Second shall be resealed and striped. 5. The sign at 4722 N. Second shall be removed by petitioner.
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ATTACHED: AERIAL OF PROPERTY, SITE PLAN

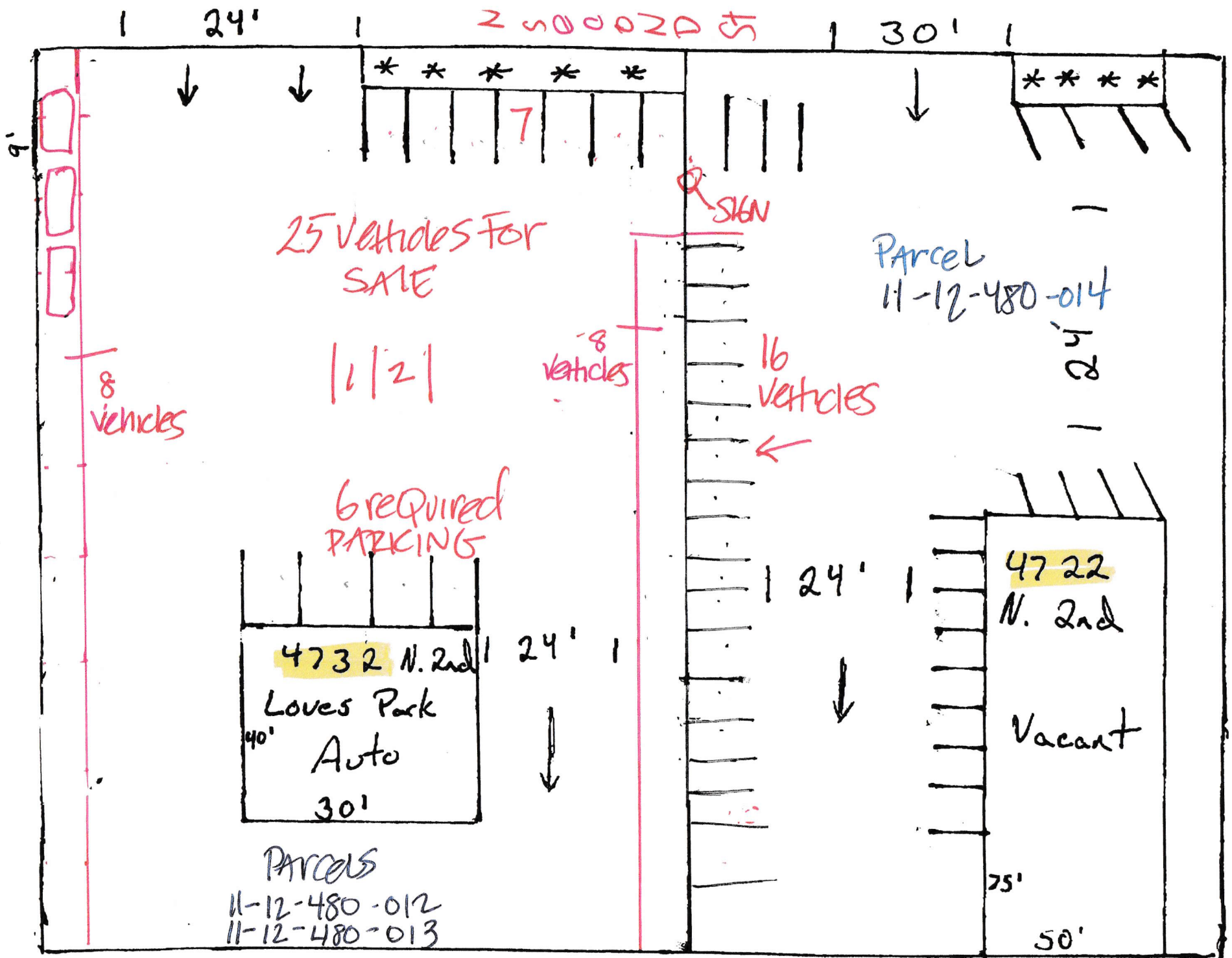
RECOMMENDATION: APPROVAL/DENIAL/TABLED **VOTE:** _____

CONDITIONS:

AUDIENCE COMMENTS:



125





Zoning Board of Appeals – Staff Report

SUBJECT:	Seeking a variance to allow for a 3' setback, instead of the required 6' setback, for a garage addition.
PROJECT SUMMARY:	Wanting to add a 3 rd car garage on to the primary residence to store riding lawnmower, trash cans, snow blower, etc., and to add a workshop. There is only 16' from northeast corner of garage to the property line (which runs at an angle). This does not allow for the zoning 6' minimum distance from the new garage to the property line. We are requesting a variance to allow the new garage addition to be only 3' away from the property line instead of 6' as shown.
LOCATION:	5247 Sunbird Drive
FUTURE LAND USE:	Residential
ZONING DISTRICT	R1 (One-family residential)
ADJACENT ZONING/USE:	North: R1 (One-family residential) South: R1 (One-family residential) West: R1 (One-family residential) East: R1 (One-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:	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>

	<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>
RECOMMENDATION:	Staff recommends:
CONDITIONS:	

ATTACHED:

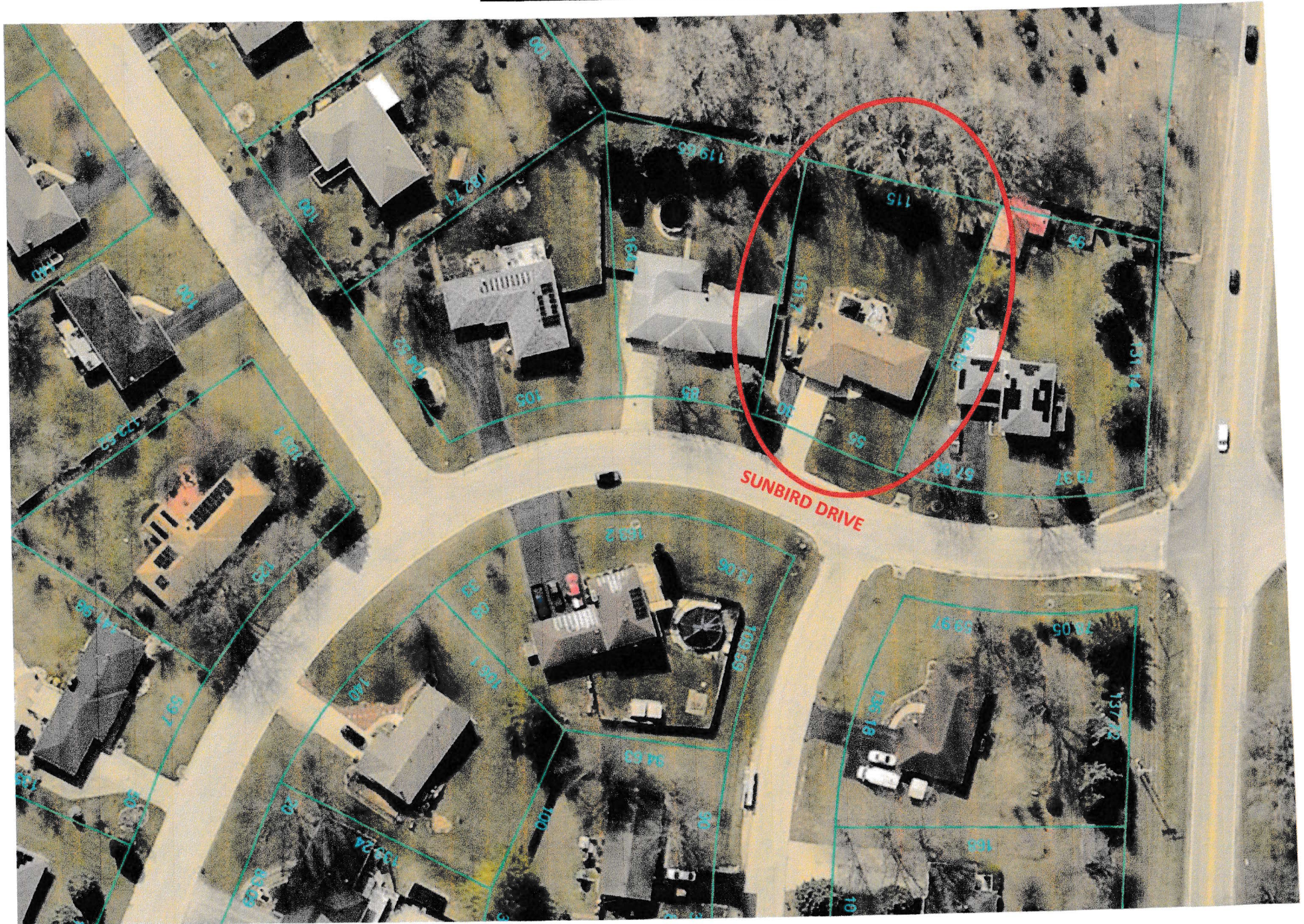
RECOMMENDATION: APPROVAL/DENIAL/TABLED

VOTE: _____

CONDITIONS:

AUDIENCE COMMENTS:

FOREST RIDGE SUBDIVISION



LOT 17 AS DESIGNATED UPON THE PLAT OF FOREST RIDGE, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 28-45-2, THE PLAT OF WHICH SUBDIVISION IS RECORDED IN BOOK 36 OF PLATS ON PAGE 129 IN THE RECORDER'S OFFICE OF WINNEBAGO COUNTY, ILLINOIS.

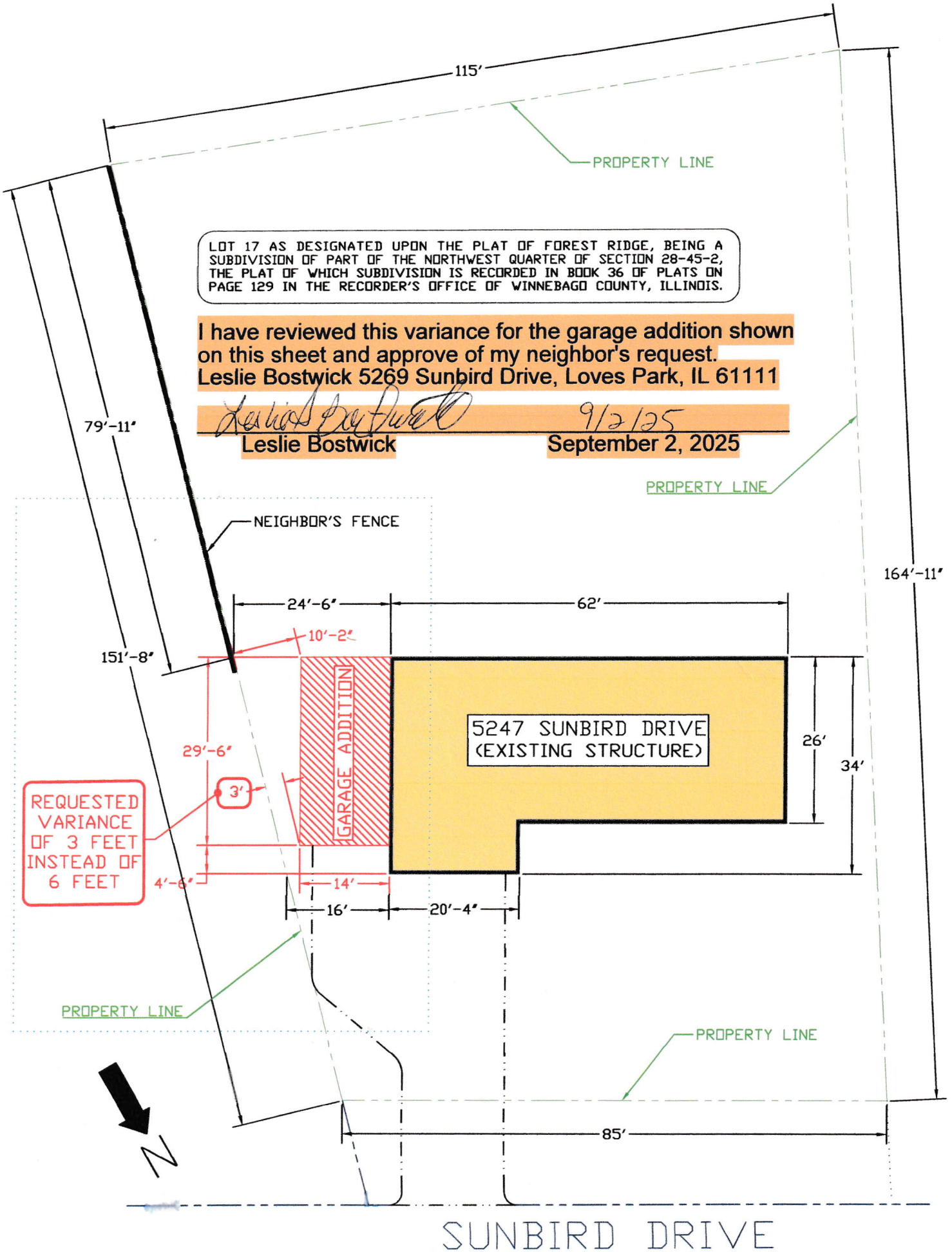
I have reviewed this variance for the garage addition shown on this sheet and approve of my neighbor's request.
Leslie Bostwick 5269 Sunbird Drive, Loves Park, IL 61111

Leslie Bostwick

9/2/25

Leslie Bostwick

September 2, 2025



NEIGHBOR'S FENCE

151'-8"

24'-6"

10'-2"

29'-6"

3'

4'-6"

14'

16'

GARAGE ADDITION

REQUESTED
VARIANCE
OF 3 FEET
INSTEAD OF
6 FEET

I have reviewed this variance for the garage addition shown on this sheet and approve of my neighbor's request.
Leslie Bostwick 5269 Sunbird Drive, Loves Park, IL 61111

Leslie Bostwick

9/2/25

Leslie Bostwick

September 2, 2025

PROPERTY LINE



Date: October 9, 2025

Zoning Board of Appeals – Staff Report

SUBJECT:	Map amendment from CR and R3 to IL
PROJECT SUMMARY:	Owner would like to change the zoning for two adjacent lots from CR (Retail Commercial) and R3 (Multi-family residential) to IL (Light Industrial) to have business (Storage Facility with Outdoor Storage) on three parcels to be the same zoning designation.
LOCATION:	7102 Rock Valley Parkway 12-02-103-007 (CR), and 4401 McFarland Road 12-02-103-013 (IL)
FUTURE LAND USE:	Storage facility with outdoor storage
ZONING DISTRICT	CR (Retail Commercial) and R3 (Multi-family Residential)
ADJACENT ZONING/USE:	North: R3 (Multi-family Residential) South: IL (Light Industrial) West: IL (Light Industrial) East: R3 (Multi-family Residential)
SETBACKS (Min):	Required Front – ½ ROW 30’ min. 60’ max. Rear – 30 feet Side – 10 feet Provided Front – 60 feet Rear – 50 feet Side – 42 feet
PARKING:	Existing
LANDSCAPING:	Existing
SIGNAGE:	Existing
FINDINGS OF FACT:	<ol style="list-style-type: none"> 1. <i>The establishment, maintenance, or operation of the Map Amendment will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.</i> 2. <i>The Map Amendment 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>

	<ol style="list-style-type: none"> 3. <i>The establishment of the Map Amendment 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 Map Amendment 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: Approval
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CONDITIONS:	<ol style="list-style-type: none"> 1. This Map Amendment shall be valid upon proof of sale of said parcels to applicant.
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ATTACHED: Aerial	
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RECOMMENDATION: APPROVAL/DENIAL/TABLED VOTE: _____

CONDITIONS:

AUDIENCE COMMENTS:

Broadcast Pkwy

Chucks Way

Mabels Way

Sue Ct

Sue Ln

McFarland Rd

Denise Dr

Back St

Rock Valley Pkwy

Kings Acres Dr





Date: October 9, 2025

Zoning Board of Appeals – Staff Report

SUBJECT:	Special Use Permit for existing business
PROJECT SUMMARY:	New owner is seeking a Special Use Permit for an existing Storage Facility and Outdoor Storage.
LOCATION:	7102 Rock Valley Parkway (12-02-103-007), 4401 McFarland Road (12-02-103-013), and 4301 McFarland Road (12-02-103-006)
FUTURE LAND USE:	Storage facility with outdoor storage
ZONING DISTRICT	IL (Light Industrial)
ADJACENT ZONING/USE:	North: R3 (Multi-family Residential) South: IL (Light Industrial) West: IL (Light Industrial) East: R3 (Multi-family Residential)
SETBACKS (Min):	Required Front – ½ ROW 30' min. 60' max. Rear – 30 feet Side – 10 feet Provided Front – 60 feet Rear – 50 feet Side – 42 feet
PARKING:	Existing
LANDSCAPING:	Existing
SIGNAGE:	Existing
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 permitted, not substantially diminish and impair property values within the neighborhood.</i>

	<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: Approval
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CONDITIONS:	<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. Owner shall make fence sight obscuring and remove the barbed wire.
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ATTACHED: Aerial

RECOMMENDATION: APPROVAL/DENIAL/TABLED VOTE: _____

CONDITIONS:

AUDIENCE COMMENTS: