AGENDA
LOVES PARK ZONING BOARD OF APPEALS
September 10, 2026

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 13, 2026 meeting**
3. **Report from the Zoning Office – None**
4. **Unfinished business –**
5. **New business –**

   A. **43XX Marsh Hawk Drive** (12-03-204-011) Request for a Special Use Permit to allow a Planned Unit Development in an R3 (Multi- family residential) zoning district.

   B. **7102 Rock Valley Parkway** (12-02-103-006, 10-002-103-007, 10-02-103-013) Renewal of Special Use Permit for existing self-storage and outside storage.

   C. **4996 Contractors Drive** (08-20-276-013) Request for a Map Amendment to change from IL (Light Industrial) to IG (General Industrial) zoning district.

   D. **9572 Forest Hills Road** (08-21-151-014) Request for a Map Amendment to change from CG (General Commercial) to IG (General Industrial) zoning district.

   E. **Text amendment** – Chapter 102 – Zoning. Article IX. Planned Development. Sec. 102-339. Commercial Solar Development Regulations.

6. **Public participation & comment**
7. **General discussion**
8. **Adjournment**

Zoning Board of Appeals Committee Minutes

DATE OF MEETING: August 13, 2026

CALLED TO ORDER: 5:30 P.M.

MEMBERS PRESENT: Catherine Nelson, Rhonda Taylor, Linda Danielson, Al Caruana and Don Daniels.

MEMBERS ABSENT: NONE

ALSO PRESENT: Nathan Bruck, Juan Terre', Nathan Watson, Vito Pierri, Mark Hathorn, Mark Peterson, Nik Butenitoff, Jeff Dolphin, Alan Helgerson and Jessica Gallagher.

APPROVAL OF MINUTES: July 9, 2026

Don Daniels moved to approve said motion. Al Caruana seconded said motion.
Motion carried 4 ayes – 0 nays

ZONING OFFICER REPORT: None

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

New Business – Nate introduced Jennifer Gallagher as the new member of the Zoning Board of Appeals.

Unfinished business –

A) **44XX Bell School Rd.** (08-35-379-004, 12-02-132-002) Request for Map Amendment to change from IL (Light Industrial) to R3 (Multi-family Residential).

Discussion was had.
Linda Danielson moved to approve said motion. Rhonda Taylor seconded said motion.
Motion carried 4 ayes – 0 nays

1. New business –

A) 5418 Nashua Dr. (08-35-202-023) Request for a variance to allow an 850 sq. ft. garage in the back of the property in an R1 (single family residential) zoning district.

Item was withdrawn

B) 7626 Bridlewood Rd. (08-35-251-009) Request for a variance to allow a parking pad alongside of garage in an R1 (single family residential) zoning district.

Discussion was had.
Al Caruana moved to approve said motion. Rhonda Taylor seconded said motion.
Motion carried 3 ayes – 0 nays

Linda Danielson moved for adjournment at 6:01 p.m.; seconded by Al Caruana.
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

Date: August 25, 2026

Zoning Board of Appeals – Staff Report CS File #: SUA26-000006

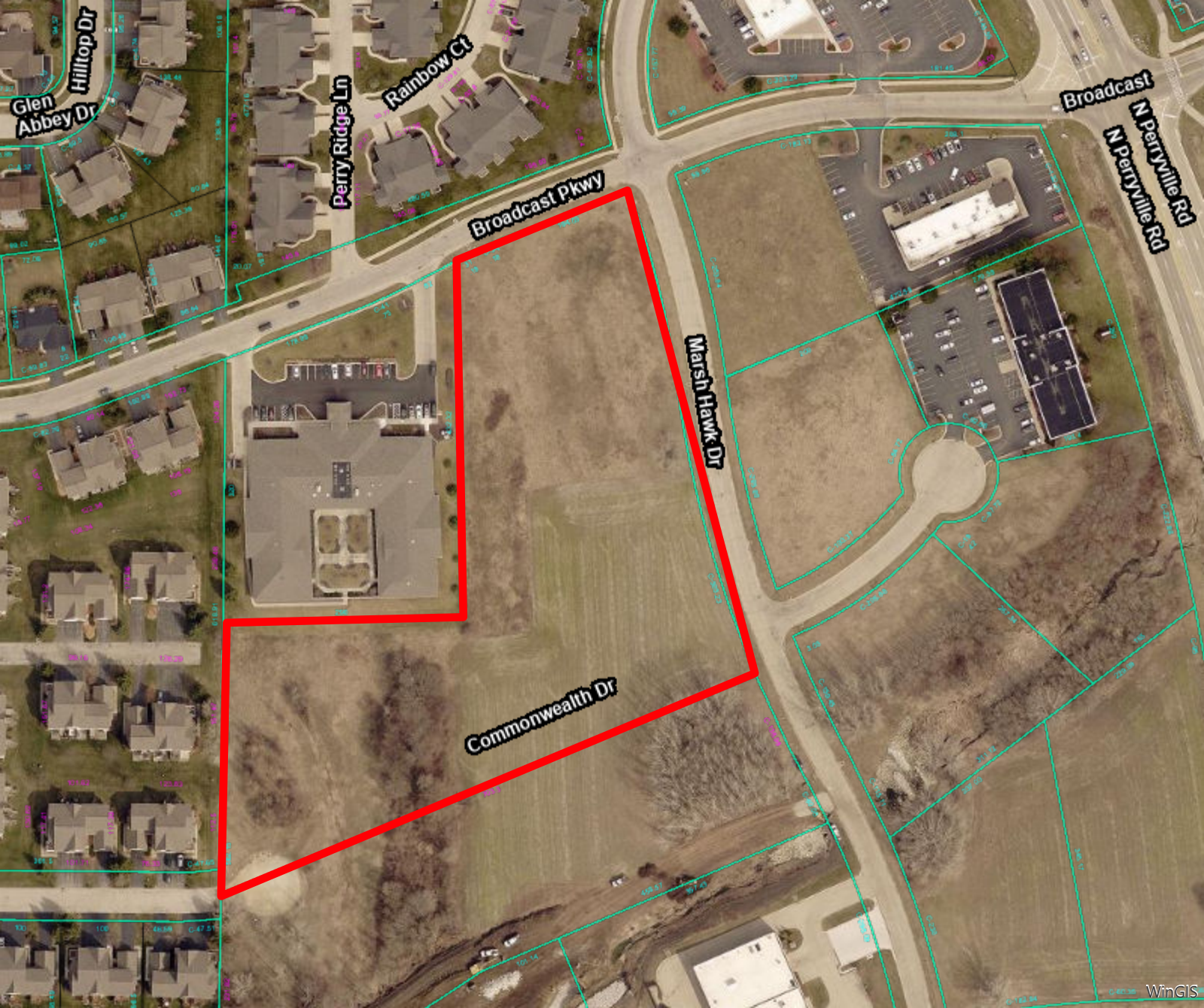
PROPERTY INFORMATION:	**Address:** 43XX Marsh Hawk Drive **PIN(s):** 12-03-204-011 **Proposed Special Use:** Multi-family **Current Land Use:** Vacant **Lot Size:** 6 acres
PROJECT SUMMARY:	Approval for a Planned Unit Development for 20 townhomes.
APPLICANT INFORMATION:	**Name:** Andrew Rogers (Essex Development LLC) **Property Owner (if different):**
COMPREHENSIVE PLAN LAND USE DESIGNATION:	Medium multi-family residential
ZONING DISTRICT:	R3 (Multi-family Residential)
ADJACENT ZONING/ LAND USE:	**North:** R3 (Multi-family Residential) **South:** IL (Light Industrial) **West:** R3 (Multi-family Residential) **East:** IL (Light Industrial)
SETBACKS (Min):	**Required** Front – ½ ROW 30' min. – 60' max. Rear – 5 feet Side – 20 feet **Provided** Front – Vacant Rear – Side –
EXISTING STRUCTURES AND/OR IMPROVEMENTS:	Vacant
SITE CHARACTERISTICS (ACCESS, UTILITIES):	
APPLICABLE REGULATIONS:	Special Use Section(s): Bulk/Dimensional Standards Met: Yes Variance Required: Parking Requirements Met: Yes Modification Requested: Landscaping/Screening Met: Yes Conditioned: Other Applicable Codes:
SIGNAGE:	
FINDINGS OF FACT: *(The following findings are required for approval of a Special Use Permit. Staff finds that **all standards are met**, subject to any conditions listed herein.)*	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.* Meets Finding: Yes Supporting Facts: 2. *The Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already*

	permitted, not substantially diminish and impair property values within the neighborhood. Meets Finding: Yes Supporting Facts: *3. 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.* Meets Finding: Yes Supporting Facts: *4. Adequate utilities, access roads, drainage and/or necessary facilities have been, are being, or will be provided.* Meets Finding: Yes Supporting Facts: *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.* Meets Finding: Yes Supporting Facts: 6. *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.* Meets Finding: Yes Supporting Facts:
RECOMMNENDATION:	Based on the analysis and findings of fact above, staff recommends: Approval of a Special Use Permit at 43XX Marsh Hawk Drive PIN 12-03-204-011 with the following conditions:
CONDITIONS:	1. The Special Use Permit will require renewal one-year after approval by City Council.
PREPARED BY:	Staff: Juan Terré Title: Commercial Zoning Officer Date: August 25, 2026
ATTACHMENTS:	Aerial, site plan, landscape plan

RECOMMENDATION: APPROVAL/DENIAL/TABLED VOTE:_____

CONDITIONS:

AUDIENCE COMMENTS:


Hilltop Dr
Glen Abbey Dr
Perry Ridge Ln
Rainbow Ct
Broadcast
N Perryville Rd
Broadcast Pkwy
Marsh Hawk Dr
Commonwealth Dr
WinGIS

MARSH HAWK PLACE P.U.D.

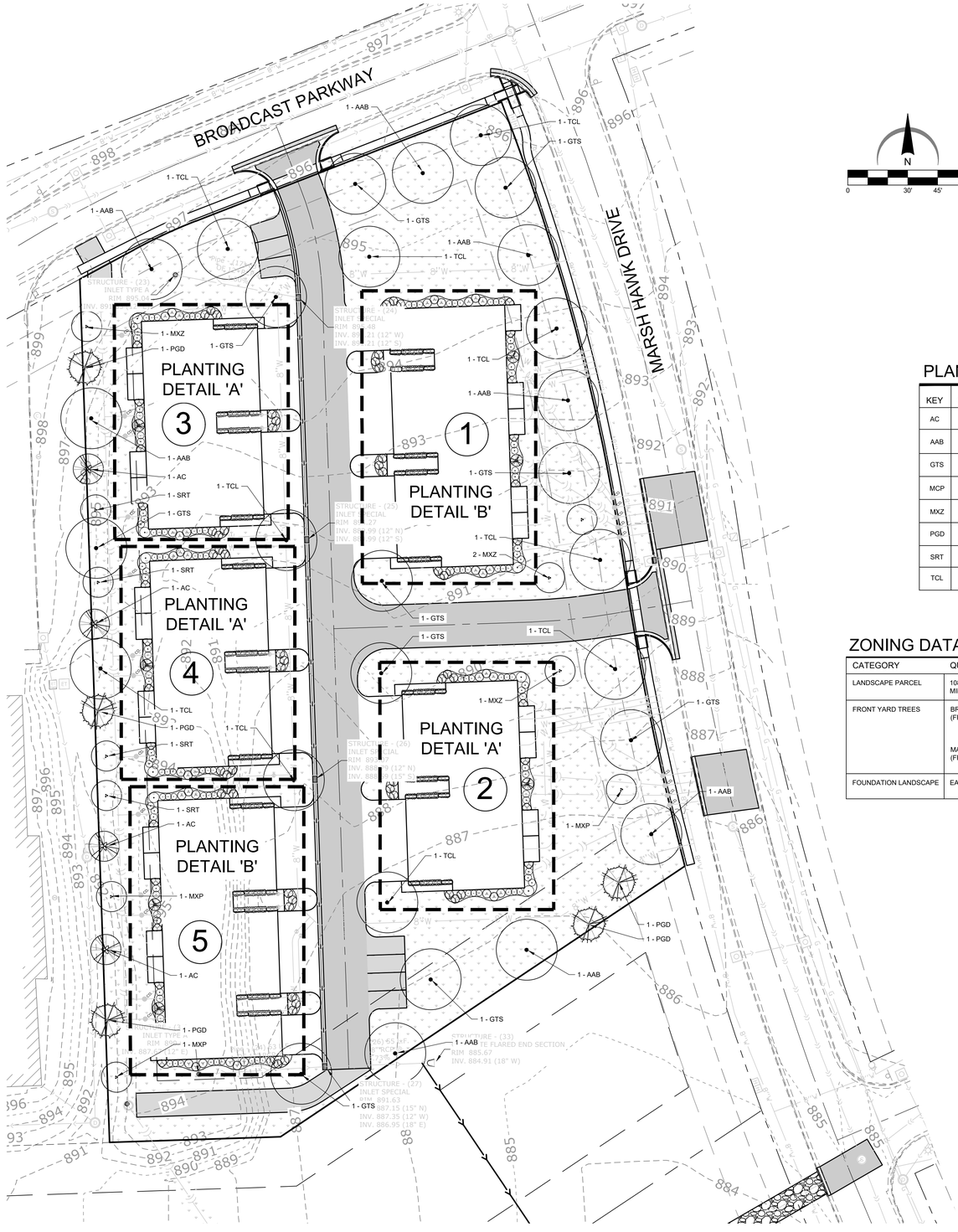
ARC DESIGN RESOURCES INC.
5291 ZENITH PARKWAY
LOVES PARK, IL 61111
VOICE: (815) 484-4300
FAX: (815) 484-4303
www.arcdesign.com
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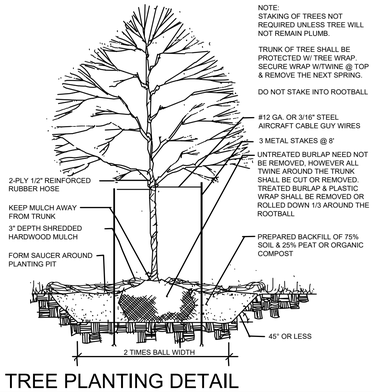
	BLDGS.	UNITS
4-FAMILY	3	12
5-FAMILY	2	10
TOTAL UNITS		22

N
0 10' 20'

BROADCAST PARKWAY
MARSH HAWK DRIVE
60' R.O.W.
30' B.S.L.
33.3'
22'
21.7'
TRASH ENCLOSURE IF REQ'D BY WASTE HAULER
31.1'
104' (4-FAMILY)
130' (5-FAMILY)
30'
58'
22'
22'
22'
58'
60' R.O.W.
25' B.S.L.
16'
8'
13'
8'x13' AT GRADE OPEN DECK (TYP.)
18'
22'
20'
30' B.S.L.
35.5'
30' B.S.L.
25' B.S.L.
33'

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TREE PLANTING DETAIL

NOT TO SCALE

LEGEND

- MIXED PERENNIALS / ORNAMENTAL GRASSES
- EVERGREEN / DECIDUOUS SHRUBS
- LARGE DECIDUOUS SHADE TREE
- EVERGREEN TREE / ORNAMENTAL TREE
- SEED AREA FOR TURF WITHIN P.L. UNLESS OTHERWISE DIRECTED BY OWNER - SEE ENGINEERING PLANS
- EXISTING TREES TO REMAIN

PLANT LIST - SITE

KEY	QTY	Botanical name / COMMON NAME	SIZE	REMARKS
AC	4	Abies concolor COMMON WHITE FIR	6'	EVERGREEN
AAB	8	Acer x 'Autumn Brilliance' AUTUMN BRILLIANCE MAPLE	2"	
GTS	10	Gleditsia triacanthos x 'Shademaster' SHADEMASTER HONEYLOCUST	2"	
MCP	3	Malus x 'Profusion' PROFUSION CRABAPPLE	7'	MULTI-STEMMED
MXZ	4	Malus x 'Zumi' ZUMI DWARF CRABAPPLE	2"	ORNAMENTAL
PGD	5	Picea glauca x 'Densata' BLACK HILLS SPRUCE	6'	EVERGREEN
SRT	4	Syringa reticulata JAPANESE TREE LILAC	7'	MULTI-STEMMED
TCL	10	Tillia cordata 'Greenspire' GREENSPIRE LITTLELEAF LINDEN	2"	

ZONING DATA

CATEGORY	QUANTITY	REQUIREMENT	PROVISION
LANDSCAPE PARCEL	108,294 S.F. (LOT AREA MINUS EASEMENTS)	433 POINTS = [LOT AREA / 250]	440 POINTS PROVIDED
FRONT YARD TREES	BROADCAST: 230' (FRONT YARD) MARSH HAWK: 395' (FRONT YARD)	5 SHADE TREES [2 TREES FOR THE FIRST 80', 1 ADDITIONAL TREE FOR EACH 50' - CAN BE SPLIT UP FOR CORNER LOTS] 9 SHADE TREES [2 TREES FOR THE FIRST 80', 1 ADDITIONAL TREE FOR EACH 50' - CAN BE SPLIT UP FOR CORNER LOTS]	5 SHADE TREES PROVIDED 9 SHADE TREES PROVIDED
FOUNDATION LANDSCAPE	EACH BUILDING	4' WIDTH LANDSCAPE AREA ALONG EACH BUILDING FACADE	4' LANDSCAPE AREA ALONG EACH FACADE

FOR HOUSE UNIT PLANTING DETAILS SEE SHEET L02

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PROJECT NAME
OWNER'S NAME

MARSH HAWK DEVELOPMENT

MARSH HAWK DR.
LOVES PARK, IL 61111
WINNEBAGO CO

NEW LEAF REMODELING
6551 E. RIVERSIDE BLVD.
ROCKFORD, IL 61114
Client Phone

CONSULTANTS

ISSUED FOR

	DATE
1. PRELIMINARY REVIEW	2026 08-18
2. ---	---
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REVISIONS

ITEM	DATE
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SHEET TITLE

LANDSCAPE PLAN

DRAWN	RG
CHECKED	JSL
PM	JSL

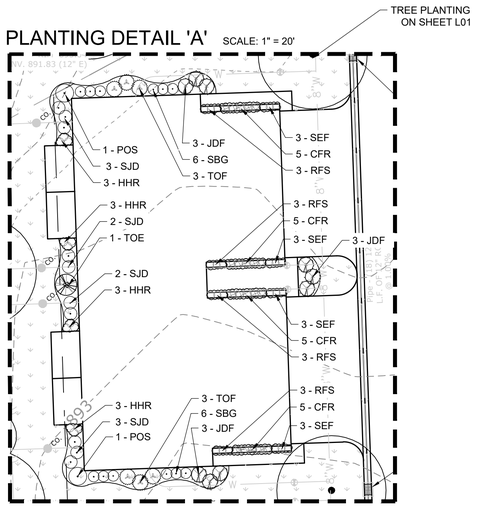
PROJECT NUMBER
SHEET NUMBER

24182

L01

PLANTING DETAIL 'A'

SCALE: 1" = 20'



PLANT LIST - PLANTING DETAIL 'A'

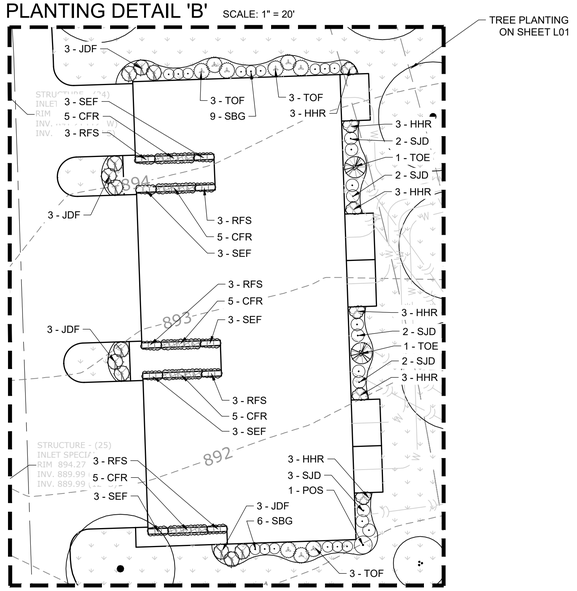
OCCURS 3 TIMES

KEY	QTY	Botanical name COMMON NAME	SIZE	REMARKS
JDF	9	Juniperus x 'Daubs Frosted' DAUBS FROSTED JUNIPER	5 GAL	EVERGREEN
POS	2	Physocarpus opulifolia 'Summer Wine' SUMMER WINE NINEBARK	30" / 5 GAL	
SBG	12	Spiraea betulifolia 'Glow Girl' GLOW GIRL TOR SPIREA	24" / 5 GAL	
SJD	10	Spiraea japonica 'Double Play' DOUBLE-PLAY ARTISAN SPIREA	24" / 5 GAL	
TOE	1	Thujia occidentalis 'Emerald' EMERALD ARBORVITAE	4' / 5 GAL	EVERGREEN 'UPRIGHT'
TOF	6	Thujia occidentalis 'Fire Chief' FIRE CHIEF GLOBE ARBORVITAE	30" / 5 GAL	EVERGREEN
CFR	20	Calamagrostis acutifolia 'Karl Forster' FEATHER REED GRASS	3 GAL	3'-0" O.C. SPACING
HHR	12	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	1 GAL	2'-0" O.C. - PERENNIAL
RFS	12	Rudbeckia fulgida 'Speciosa' SHOWY BLACK-EYED SUSAN	1 GAL	2'-0" O.C. SPACING
SEF	12	Salvia x 'East Friesland' FRIESLAND MEADOW SAGE	1 GAL	2'-0" O.C. - PERENNIAL

PLANT COUNTS ARE FOR ONE UNIT, MULTIPLY QUANTITIES BY TOTAL # OF UNITS

PLANTING DETAIL 'B'

SCALE: 1" = 20'



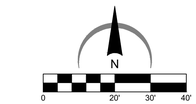
PLANT LIST - PLANTING DETAIL 'B'

OCCURS 2 TIMES

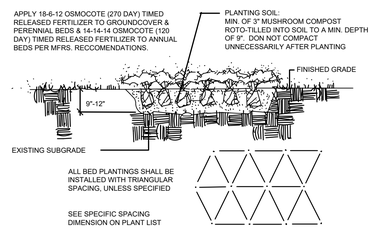
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TOF	9	Thujia occidentalis 'Fire Chief' FIRE CHIEF GLOBE ARBORVITAE	30" / 5 GAL	EVERGREEN
CFR	25	Calamagrostis acutifolia 'Karl Forster' FEATHER REED GRASS	3 GAL	3'-0" O.C. SPACING
HHR	18	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	1 GAL	2'-0" O.C. - PERENNIAL
RFS	15	Rudbeckia fulgida 'Speciosa' SHOWY BLACK-EYED SUSAN	1 GAL	2'-0" O.C. PERENNIAL
SEF	15	Salvia x 'East Friesland' FRIESLAND MEADOW SAGE	1 GAL	2'-0" O.C. - PERENNIAL

LEGEND

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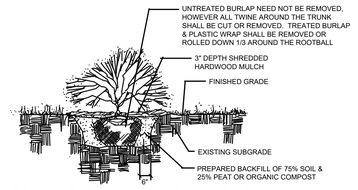


FOR SITE TREE PLANTING SEE SHEET L01



BED PLANTING DETAIL

(GROUNDCOVER, PERENNIALS & ANNUALS) NOT TO SCALE



SHRUB PLANTING DETAIL

NOT TO SCALE

PLANTING NOTES

1. Landscape Contractor (Contractor) shall make a site visit prior to bidding/construction to inspect the current site conditions and review proposed planting plan and related work. Contractor shall report any discrepancies in the field to the Landscape Architect and/or Owner.
2. Contractor shall verify locations of all underground utilities prior to begining construction on his phase of work. Electric, gas, telephone, and cable television can be located by calling J.U.L.I.E. at '811'. For regional locating, contact "Diggers Hotline". Any damage or interruption of services shall be the responsibility of the contractor. Contractor to coordinate all related activities with other trades on the job and shall report any unacceptable job conditions to owner's representative prior to commencing work.
3. Contractor shall grade entire site to correct surface irregularities in preparation for sod/seed. Roto-til, disc, drag, harrow or hand rake sub grade in all lawn areas and remove construction debris, foreign matter or stones larger than 2". Grading shall provide slopes which are smooth, continuous, free from depressions or ridges. Level, rake and roll as necessary to an even and true condition and obtain positive drainage in all areas. Finish grades shall meet the approval of owner prior to lawn installation.
4. All disturbed areas should be brought to grade with "topsoil" to a depth of 6 inches in areas to be seeded or sodded, and 12 inches for all interior (curbed) landscape islands All lawn areas are to be finished with mulch, straw mulch, seed, sod, etc. or as noted. All lawn areas to be watered until a healthy stand of grass is established. (see seed/sod notes for acceptance details).
5. Quantity lists are supplied as a convenience; however, the contractor should verify all quantities. The drawings shall take precedence over the lists.
6. Plantings may need to be adjusted in the field to accommodate utilities, easements, drainage ways, downspouts, etc.; however, quantities and sizes shall remain consistent with these plans.
7. Size & grading standards of plant material shall conform to the latest addition of ANSI Z60.1 AMERICAN STANDARD OF NURSERY STOCK, by the American Nursery & Landscape Association. Plant material shall be nursery grown and be either balled and burlap or container grown.
8. All plant species specified are subject to availability. Material shortages in the landscape industry may require substitutions. All substitutions must be approved by the Landscape Architect and/or Owner.
9. Any plant materials with damaged or crooked/disfigured leaders, bark abrasion, sun scald, insect damage, etc. are not acceptable and will be rejected by Landscape Architect and/or Owner. Trees with multiple leaders will be rejected unless called for in the plant list as multi-stem or clump.
10. Upon inspection and acceptance of all landscape items by Landscape Architect and/or Owner the contractor shall assume maintenance responsibilities for a period of thirty (30) days, for all plant material, to include: watering, cultivating, weeding, pruning, mulching and spraying as necessary to keep plants free of insects and in a healthy, vigorous condition until responsibility is transferred to the owner (see below).
11. All plant material shall be guaranteed for one (1) year after acceptance by landscape architect and/or owner. After the first thirty (30) days, the owner shall assume maintenance responsibilities as described (see above). Contractor shall replace without cost to owner any dead or unacceptable plants, as determined by the landscape architect at the end of one (1) year guarantee period. Contractor shall notify immediately, in writing, any concerns related to maintenance practices.
12. All planting beds and tree saucers shall be mulched continuous with 3" depth shredded hardwood mulch, see planting details. All deciduous trees (shade / ornamental) that are not located in in a planting bed shall be mulched with a 3'-0" diameter circle. Evergreen trees shall be mulched to outer-most branches at the time of installation.
13. Planting edge delineation at all planting bed lines and tree saucers shall require a minimum 4" depth "vee" shaped cultivated, spaded edge with a vertical face abutting all lawn areas and sloped to inside of plant bed continuous between lawn and mulched areas as indicated on plan.
14. Contractor to seed all disturbed lawn areas. Seeded lawn to be a combination of bluegrass, perennial rye and red fescue with the suggested following analysis by weight: 30% rugby Kentucky bluegrass, 20% park Kentucky bluegrass, 20% creeping red fescue, 20% scaldis hard fescue, and 10% perennial ryegrass. Seed to be applied at a rate of 4 lbs. per 1,000 s.f. All seeded lawn areas shall be covered with straw mulch or erosion control netting, consisting of hand or machine application at a rate of 2 ton per acre. Mulch shall be compact enough to reduce erosion of seed and topsoil but loose enough to allow air to circulate. Install per Method 1, Section 251, of the Standard Specifications for Road and Bridge Construction.
15. Acceptance of grading and seed shall be by landscape architect and/or owner. Contractor shall assume maintenance responsibilities for a minimum of sixty (60) days or until second cutting, whichever is longer. Maintenance shall include watering, weeding, re-seeding (wash-offs) and other operations necessary to keep lawn in a thriving condition. Upon final acceptance, owner shall assume all maintenance responsibilities. After lawn areas have germinated, areas which fail to show a uniform stand of grass for any reason whatsoever shall be re-seeded repeatedly until all areas are covered with a satisfactory stand of grass. Minimum acceptance of seeded lawn areas may include scattered bare or dead spots, none of which are larger than one (1) square foot and when combined do not exceed 2% of total lawn area.

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www.arcdesign.com
Illinois Design Firm License No. 184-001334

PROJECT NAME
OWNER'S NAME

MARSH HAWK DEVELOPMENT

MARSH HAWK DR.
LOVES PARK, IL 61111
WINNEBAGO CO

NEW LEAF REMODELING
6551 E. RIVERSIDE BLVD.
ROCKFORD, IL 61114
Client Phone

CONSULTANTS

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REVISIONS

	ITEM	DATE
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SHEET TITLE

LANDSCAPE DETIALS

DRAWN	RG
CHECKED	JSL
PM	JSL

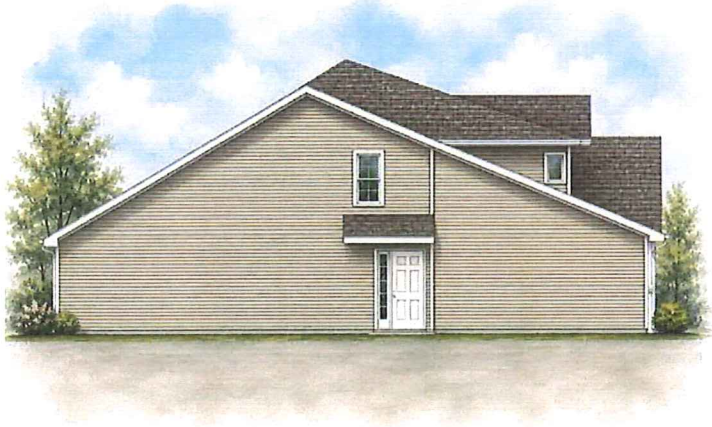
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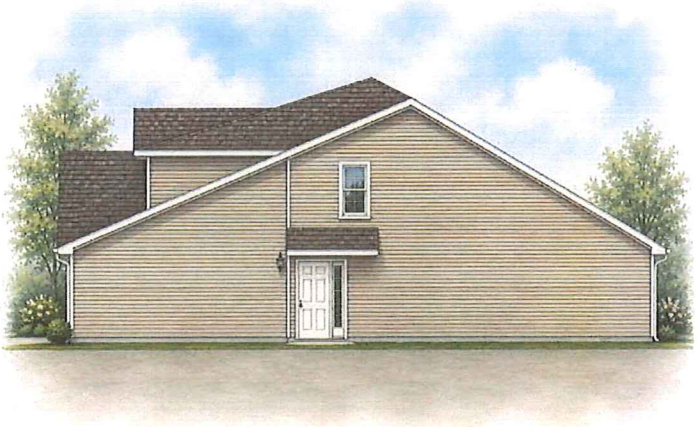
24182

L02

Marsh Hawk - Preliminary Elevations









David L. Jenkins & Assocs., P.C.
ARCHITECTS AND PLANNERS
2020 GLENVIEW RD - ROCKFORD, ILLINOIS 61107
PHONE (815) 397-9771 — FAX (815) 397-9795

CONTRY HOMES GROUP

Date: July 21, 2026

Zoning Board of Appeals – Staff Report

PROPERTY INFORMATION:	**Address:** 7102 Rock Valley Pkwy **PIN(s):** 12-02-103-006, 10-002-103-007, 10-02-103-013 **Proposed Special Use:** Existing **Current Land Use:** Self storage with outside storage **Lot Size:** 10.84 acres
PROJECT SUMMARY:	Existing self-storage with outside storage
APPLICANT INFORMATION:	**Name: MHC 364 (Loves Park) LLC** **Property Owner (if different):**
COMPREHENSIVE PLAN LAND USE DESIGNATION:	Service Industrial
ZONING DISTRICT:	IL (Light Industrial)
ADJACENT ZONING/ LAND 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 – 5 feet Side – 20 feet **Provided** Front – Existing Rear – Side –
EXISTING STRUCTURES AND/OR IMPROVEMENTS:	N/A
SITE CHARACTERISTICS (ACCESS, UTILITIES):	N/A
APPLICABLE REGULATIONS:	Special Use Section(s): Bulk/Dimensional Standards Met: Yes Variance Required: Parking Requirements Met: Yes Modification Requested: Landscaping/Screening Met: Yes Conditioned: Other Applicable Codes:
SIGNAGE:	
FINDINGS OF FACT: *(The following findings are required for approval of a Special Use Permit. Staff finds that **all standards are met**, subject to any conditions listed herein.)*	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.* Meets Finding: Yes Supporting Facts: 2. *The Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already*

	permitted, not substantially diminish and impair property values within the neighborhood. Meets Finding: Yes Supporting Facts: 3. *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.* Meets Finding: Yes Supporting Facts: 4. *Adequate utilities, access roads, drainage and/or necessary facilities have been, are being, or will be provided.* Meets Finding: Yes Supporting Facts: 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.* Meets Finding: Yes Supporting Facts: 6. *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.* Meets Finding: Yes Supporting Facts:
RECOMMNENDATION:	Based on the analysis and findings of fact above, staff recommends: Approval of a Special Use Permit at 7102 Rock Valley Pkwy with the following conditions:
CONDITIONS:	1. None
PREPARED BY:	Staff: Juan Terre Title: Commercial Zoning Officer Date: July 21, 2026
ATTACHMENTS:	Aerial

RECOMMENDATION: APPROVAL/DENIAL/TABLED VOTE:_____

CONDITIONS:

AUDIENCE COMMENTS:


Broadcast Pkwy
Chucks Way
Mabels Way
Sue Ct
Sue Ln
McFarland Rd
Denise Dr
Rock Valley Pkwy
Back St
Kings Acres Dr
WinGIS

Date: August 25, 2026

Zoning Board of Appeals – Staff Report CS File #: MAP26-000001

PROPERTY INFORMATION:	Address: 4996 Contractors Drive PIN(s): 08-20-276-013 Proposed Special Use: Industrial Manufacturing Facility Current Land Use: Vacant Lot Size: 8.64 acres
PROJECT SUMMARY:	Rezone from IL (Light Industrial) to IG (General Industrial) to allow Hennig Inc. to build an industrial manufacturing facility
APPLICANT INFORMATION:	Name: Jeffery Linkenheld (Arc Design Resources Inc.) Property Owner (if different): Deery Properties LLC
COMPREHENSIVE PLAN LAND USE DESIGNATION:	Town Centre Commercial
ZONING DISTRICT:	Currently IL (Light Industrial)
ADJACENT ZONING/ LAND USE:	North: IL (Light Industrial) Vacant South: IG (General Industrial) West: IL (Light Industrial) Vacant East: CG (General Commercial)
SETBACKS (Min):	**Required** Front – ½ ROW 30' min. – 60' max. Rear – 5 feet Side – 20 feet **Provided** Front – Vacant Rear – Side –
EXISTING STRUCTURES AND/OR IMPROVEMENTS:	Vacant
SITE CHARACTERISTICS (ACCESS, UTILITIES):	
FINDINGS OF FACT: *(The following findings are required for approval of a Map Amendment. Staff finds that **all standards are met**, subject to any conditions listed herein.)*	1. *The proposed amendment would not interfere with the policies and proposals of the city area comprehensive plan adopted by City Council.* Meets Finding: No Supporting Facts: Comprehensive Plan states this property as a Town Centre-Commercial area. 2. *The proposed amendment would be consistent with the framework the city has cultivated to continue city development in a very orderly manner.* Meets Finding: No Supporting Facts: This would be a large manufacturing facility with added heavy traffic.

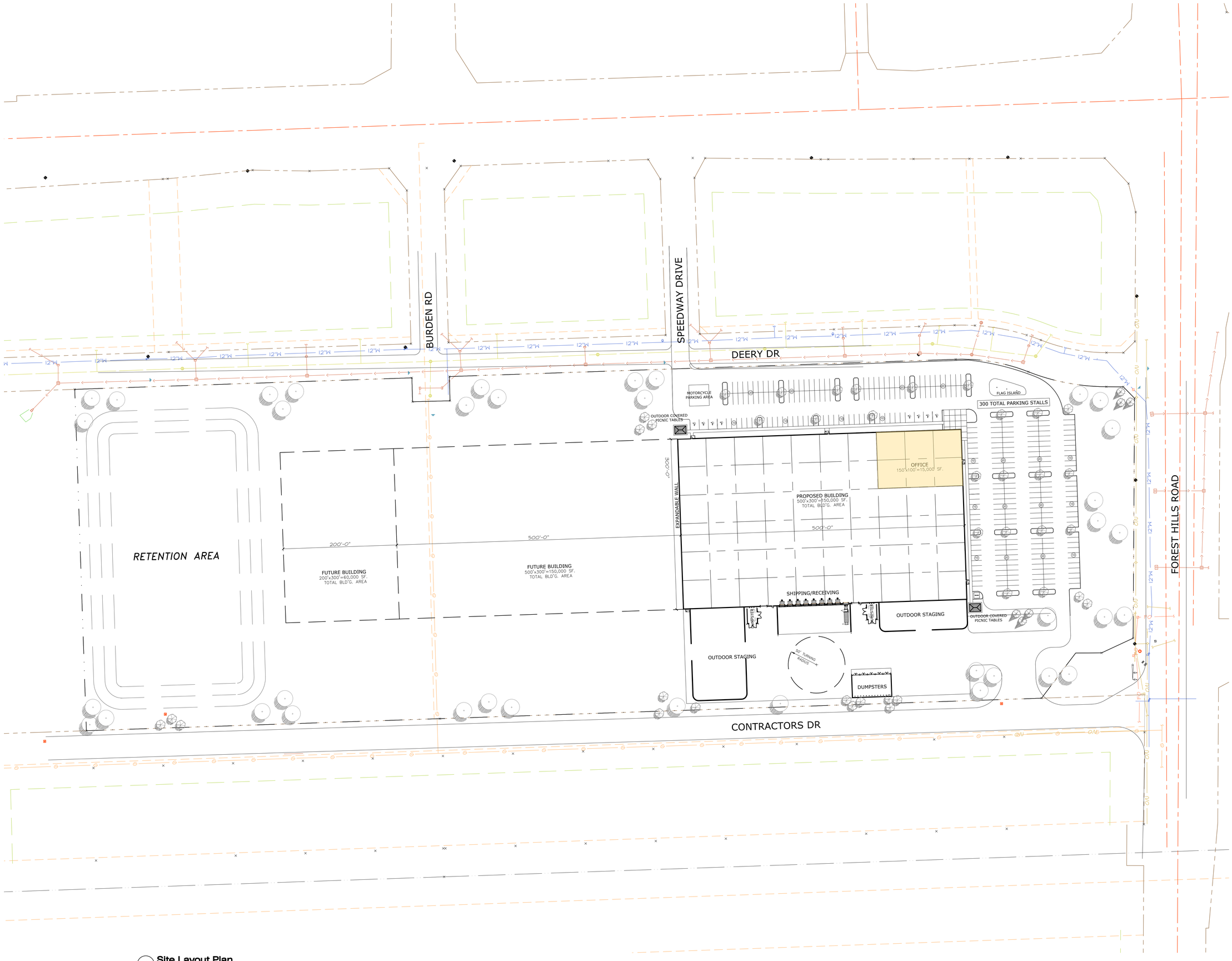
	3. *The proposed amendment would not permit users, buildings, or structures incompatible with the character of development or intended uses within zoning districts.* Meets Finding: No Supporting Facts: The intended use is commercial 4. *Any additions, alterations, or remodeling of existing buildings or structures would not be modeled in such a way as to avoid the restrictions and limitations imposed in the ordinance.* Meets Finding: Yes Supporting Facts: 5. *The proposed amendment would not promote the overcrowding of land and undue construction of structure.* Meets Finding: No Supporting Facts: It would promote heavy load traffic along adjacent roads 6. *The public health, safety, morals, comfort, peace, and general welfare of the people would be promoted as a result of the proposed amendment.* Meets Finding: No Supporting Facts: Possible light pollution 7. *The risk of bodily harm to a person or damage to personal property of chattels by fire, explosion, toxic fumes, and/or other hazards would not become more likely as a result of the proposed amendment.* Meets Finding: Yes Supporting Facts: 8. *The proposed amendment would not encourage the prevention of incompatible uses or nuisances.* Meets Finding: No Supporting Facts: Cold promote more industrial over commercial use.
RECOMMNENDATION:	Based on the analysis and findings of fact above, staff recommends: Denial of a Map Amendment at 4996 Contractors Drive:
CONDITIONS:	
PREPARED BY:	Staff: Juan Terré Title: Commercial Zoning Officer Date: August 25, 2026
ATTACHMENTS:	Aerial, site plan

RECOMMENDATION: APPROVAL/DENIAL/TABLED VOTE:_____

CONDITIONS:

AUDIENCE COMMENTS:





1 **Site Layout Plan**
Scale: 1" = 60'-0"

BLAKEMORE
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CORD CONSTRUCTION CO.

HJS Subdivision
Building Study
for

HENNIG
global excellence in machine protection

173 AND FOREST HILLS ROAD
MACHESNEY PARK, ILLINOIS

THE CONTRACTOR SHALL DETERMINE EXACT DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO SUBMITTING A BID. THE CONTRACTOR SHALL COORDINATE ALL DRAWINGS WITH ACTUAL FIELD CONDITIONS PRIOR TO PROCEEDING WITH THE WORK AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. THIS DRAWING AS AN INSTRUMENT OF SERVICE IS THE SOLE PROPERTY OF BLAKEMORE ARCHITECTS, INC AND MAY NOT BE REPRODUCED WITHOUT THE PRIOR WRITTEN PERMISSION OF THE ARCHITECT.

Issued Dates:

1.	07-24-2026	Concept Drawing
2.	09-14-2026	Zoning Submission

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BA Project No. 2026-XX

Cord Project No. 10210

Scale 1" = 60'-0"

Sheet Title
PRELIMINARY
SITE LAYOUT PLAN

Ref. North

Sheet No.
C102

184-003342



1 **Site Layout Plan**
Scale: 1" = 60'-0"

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Cord Project No. 10210

Scale 1" = 60'-0"

Sheet Title **PRELIMINARY SITE LAYOUT PLAN**

Ref. North

Sheet No. **C103**

184-003342

Date: August 25, 2026

Zoning Board of Appeals – Staff Report CS File #: MAP26-000002

PROPERTY INFORMATION:	Address: 9572 Forest Hills Road PIN(s): 08-21-151-014 Proposed Special Use: Industrial Manufacturing Facility Current Land Use: Vacant Lot Size: 16.6 acres
PROJECT SUMMARY:	Rezone from CG (General Commercial) to IG (General Industrial) to allow Hennig Inc. to build an industrial manufacturing facility
APPLICANT INFORMATION:	Name: Jeffery Linkenheld (Arc Design Resources Inc.) Property Owner (if different): HJS Development LLC
COMPREHENSIVE PLAN LAND USE DESIGNATION:	Town Centre Commercial
ZONING DISTRICT:	Currently CG (General Commercial)
ADJACENT ZONING/ LAND USE:	North: CG (General Commercial) Retail South: IG (General Industrial) West: IL (Light Industrial) Vacant East: CR (Retail Commercial)
SETBACKS (Min):	**Required** Front – ½ ROW 30' min. – 60' max. Rear – 5 feet Side – 20 feet **Provided** Front – Vacant Rear – Side –
EXISTING STRUCTURES AND/OR IMPROVEMENTS:	Vacant
SITE CHARACTERISTICS (ACCESS, UTILITIES):	
FINDINGS OF FACT: *(The following findings are required for approval of a Map Amendment. Staff finds that **all standards are met**, subject to any conditions listed herein.)*	1. *The proposed amendment would not interfere with the policies and proposals of the city area comprehensive plan adopted by City Council.* Meets Finding: No Supporting Facts: Comprehensive Plan states this property as a Town Centre-Commercial area. 2. *The proposed amendment would be consistent with the framework the city has cultivated to continue city development in a very orderly manner.* Meets Finding: No Supporting Facts: This would be a large manufacturing facility with added heavy traffic.

	3. *The proposed amendment would not permit users, buildings, or structures incompatible with the character of development or intended uses within zoning districts.* Meets Finding: No Supporting Facts: The intended use is commercial 4. *Any additions, alterations, or remodeling of existing buildings or structures would not be modeled in such a way as to avoid the restrictions and limitations imposed in the ordinance.* Meets Finding: Yes Supporting Facts: 5. *The proposed amendment would not promote the overcrowding of land and undue construction of structure.* Meets Finding: No Supporting Facts: It would promote heavy load traffic along adjacent roads 6. *The public health, safety, morals, comfort, peace, and general welfare of the people would be promoted as a result of the proposed amendment.* Meets Finding: No Supporting Facts: Possible light pollution 7. *The risk of bodily harm to a person or damage to personal property of chattels by fire, explosion, toxic fumes, and/or other hazards would not become more likely as a result of the proposed amendment.* Meets Finding: Yes Supporting Facts: 8. *The proposed amendment would not encourage the prevention of incompatible uses or nuisances.* Meets Finding: No Supporting Facts: Cold promote more industrial over commercial use.
RECOMMNENDATION:	Based on the analysis and findings of fact above, staff recommends: Denial of a Map Amendment at 9572 Forest Hills Road.
CONDITIONS:	
PREPARED BY:	Staff: Juan Terré Title: Commercial Zoning Officer Date: August 25, 2026
ATTACHMENTS:	Aerial, site plan

RECOMMENDATION: APPROVAL/DENIAL/TABLED VOTE:_____

CONDITIONS:

AUDIENCE COMMENTS:





1 **Site Layout Plan**
Scale: 1" = 60'-0"

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BA Project No. 2026-XX

Cord Project No. 10210

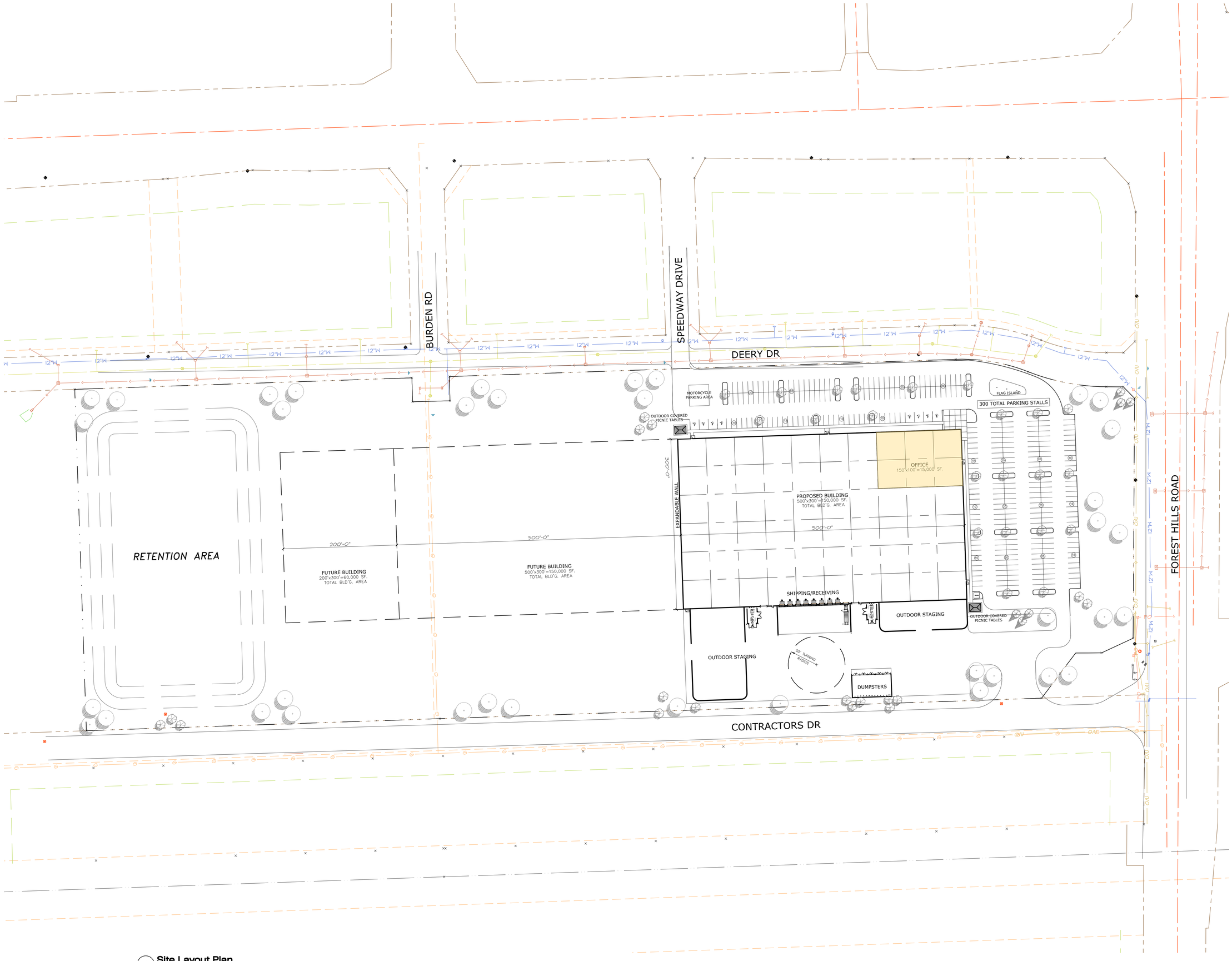
Scale 1" = 60'-0"

Sheet Title **PRELIMINARY SITE LAYOUT PLAN**

Ref. North

Sheet No. **C103**

184-003342



1 **Site Layout Plan**
Scale: 1" = 60'-0"

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Cord Project No. 10210

Scale 1" = 60'-0"

Sheet Title
PRELIMINARY
SITE LAYOUT PLAN

Ref. North

Sheet No.
C102

184-003342

Zoning Board of Appeals
Staff Report

DATE Sept. 10, 2026

SUBJECT: Text amendment Section 102-339.

Subject:

Article IX, Section 102-339, to define and permit commercial solar energy systems on undevelopable property within the IL Light Industrial Zoning District, as a planned development.

Add:

Sec. 102-339. Commercial Solar Development Regulations

(a) Purpose and Intent

The purpose of this Section is to regulate Commercial Solar developments within the City to:

1. Encourage redevelopment of underutilized industrial land.
2. Promote renewable energy generation.
3. Ensure commercial solar facilities are compatible with surrounding industrial development.
4. Prevent the conversion of developable industrial land into long-term solar fields.
5. Establish performance standards protecting public health, safety, and welfare.

(b) Definition

Commercial Solar:
A solar energy system consisting of photovoltaic panels and associated equipment that generates electricity primarily for off-site sale, commercial distribution, or wholesale energy markets, and not primarily intended to offset on-site energy consumption of the principal use. Commercial Solar includes community solar farms and utility-scale solar installations.

(c) Zoning Districts

Commercial Solar developments shall be permitted only as a Special Use Planned Development in the Light Industrial (IL) district, authorized under Article IX and subject to review and approval by the City Council following recommendation from the Zoning Board of Appeals and Community Development Committee.

(d) Undevelopable Property

For purposes of this Ordinance, undevelopable property shall mean land that cannot reasonably support construction of principal industrial buildings due to one or more of the following conditions:

- FEMA Special Flood Hazard Areas;
- Jurisdictional wetlands;
- Stormwater detention facilities;
- High-voltage utility easements;
- Railroad setbacks;
- Landlocked parcels lacking legal access;
- Irregularly shaped remnants unsuitable for industrial construction;
- Slopes exceeding twenty (20) percent;
- Areas determined to be unsuitable for structural development.

The determination of undevelopable property shall be made by the City Council after review and recommendation from the Community Development Department.

(e) Minimum and Maximum Acreage

1. **Minimum Site Area**: Commercial Solar developments shall require a minimum site area of ten (10) contiguous acres.
2. **Maximum Site Area**: No Commercial Solar development shall exceed fifty (50) acres within the corporate limits of the City unless specifically authorized by ordinance.
3. Multiple adjacent parcels under common control shall be considered a single development for purposes of acreage calculation.
4. In no case shall Commercial Solar facilities occupy more than seventy-five percent (75%) of the total lot area, exclusive of required setbacks, stormwater management areas, and buffer yards.

(f) Setbacks

1. Minimum front yard setback: one hundred (100) feet.
2. Minimum side yard setback: fifty (50) feet.
3. Minimum rear yard setback: fifty (50) feet.
4. When adjacent to residentially zoned property, the setback shall be increased to one hundred (100) feet.

(g) Screening and Buffering Requirements

1. A continuous landscaped buffer yard shall be installed along all property lines adjoining public rights-of-way or residentially zoned property.
2. Screening shall consist of:
    - A minimum six (6) foot tall solid fence; and
    - A landscaped berm of at least three (3) feet in height, where practicable; and
    - Evergreen plantings at least six (6) feet in height at time of installation, planted at intervals not greater than ten (10) feet on center.
3. All screening materials shall be maintained in good condition for the life of the facility.
4. The City may require additional screening where necessary to mitigate visual impacts.

(h) Utility Lines

1. All electrical collection lines and utility interconnections from the Commercial Solar facility to substations or other utility infrastructure shall be installed underground.
2. Underground installation shall comply with all applicable federal, state, and local regulations.
3. Overhead lines shall only be permitted where underground installation is demonstrated to be technically infeasible and specifically approved by the City Council.

(i) Height Limitations

Solar panels and associated equipment shall not exceed twenty (20) feet in height at maximum tilt.

(j) Glare and Safety

1. Solar panels shall be constructed of non-reflective materials designed to minimize glare.
2. Lighting shall be limited to that required for safety and security and shall be shielded and downward directed.

(k) Decommissioning

1. A decommissioning plan shall be submitted and approved prior to issuance of a building permit.
2. The plan shall include removal of all equipment,

restoration of the site, and financial assurance in a form acceptable to the City.

(l) Performance Standards

All Commercial Solar developments shall comply with the following operational and construction performance standards:

(m) Noise Standards

a. **Maximum Permissible Sound Levels**

Noise generated by inverters, transformers, substations, tracking motors, or other associated equipment shall not exceed the following limits as measured at the property line of the nearest non-participating property:

- 55 dBA between 7:00 a.m. and 10:00 p.m.
- 45 dBA between 10:00 p.m. and 7:00 a.m.

b. **Measurement Standards**

1. Sound levels shall be measured in accordance with ANSI standards using a calibrated sound level meter.
2. Measurements shall be taken at the property boundary and at a height of five (5) feet above grade.
3. Intermittent construction noise shall be exempt during permitted construction hours.

c. **Mitigation**

If sound levels exceed permitted thresholds, the operator shall implement mitigation measures, including but not limited to:

- Installation of acoustic barriers,
- Equipment shielding,
- Replacement of inverters or transformers with quieter models.

(2) Stormwater Management

a. **Compliance with Regulations**

- City stormwater ordinances,
- Winnebago County Stormwater Management requirements, and
- Applicable Illinois Environmental Protection Agency

(IEPA) standards.

b. **Stormwater Control Plan Required**

A professionally engineered Stormwater Pollution Prevention Plan (SWPPP) and drainage study shall be submitted as part of the site plan approval process.

c. **Runoff Rate Limitation**

Post-development stormwater runoff rates shall not exceed pre-development runoff rates for the 2-year, 10-year, and 100-year storm events.

d. **Erosion and Sediment Control**

1. Temporary erosion control measures shall be installed prior to land disturbance.
2. Native grasses or pollinator-friendly ground cover shall be established beneath and around solar arrays to stabilize soils and reduce runoff.
3. Gravel-only ground cover shall not be permitted except for access drives and equipment pads.

e. **Drainage Design**

Solar panel layout shall be designed to:

- Prevent concentrated runoff channels beneath panel drip lines;
- Minimize soil compaction;
- Preserve existing natural drainage patterns to the greatest extent practicable.

(3) Fencing Specifications

a. **Perimeter Security Fencing**

1. All Commercial Solar facilities shall be enclosed by a minimum seven (7) foot tall fence.
2. Fencing shall be constructed of one of the following:
    - Vinyl-coated chain link,
    - Decorative metal fencing, or
    - Agricultural-style woven wire fencing (subject to approval).
3. Barbed wire or razor wire shall not be permitted except where specifically approved for substations.

b. **Setback of Fencing**

Fencing shall be located inside required setback lines and shall not encroach into buffer yards or required landscaping areas.

c. **Access Gates**

1. Gates shall be secured and locked when the facility is unattended.
2. Emergency access shall be provided in accordance with Fire Department requirements.

d. **Aesthetic Treatment**

Fencing adjacent to residential districts or public rights-of-way shall be screened with landscaping as required under subsection (f).

(4) Vegetation and Ground Maintenance

a. Vegetation shall be maintained at a height not exceeding twelve (12) inches, except for approved native prairie or pollinator habitats.

b. The use of herbicides shall comply with all state and federal regulations and shall not result in off-site drift.

c. Mowing schedules shall be designed to protect pollinator habitats where applicable.

(5) Lighting Standards

a. Lighting shall be limited to motion-activated security lighting.

b. All fixtures shall be full cut-off and shielded to prevent light trespass onto adjacent properties.

c. Lighting shall not exceed one (1) foot-candle at the property line.

(6) Access Roads

a. Access drives shall be constructed of gravel, asphalt, or concrete sufficient to support emergency vehicles.
b. All-weather access shall be provided to inverter pads and substations.

	(7) Maintenance and Inspection a. The operator shall maintain the facility in good working order at all times. b. The City may conduct periodic inspections to ensure compliance with this Section. c. Failure to maintain compliance may result in revocation of Special Use approval.

RECOMMENDATION: APPROVAL/DENIAL/TABLED VOTE: _____

CONDITIONS:

AUDIENCE COMMENTS: