AGENDA
LOVES PARK ZONING BOARD OF APPEALS
October 8, 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 September 10, 2026 meeting**
3. **Report from the Zoning Office – None**
4. **Unfinished 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.

5. **New business –**

   A. **5611 N 2nd Street** (12-06-352-002) Request for a Special Use Permit to allow a Tattoo Shop in the basement of this building in an CR (Retail Commercial) zoning district.

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

Zoning Board of Appeals Committee Minutes

DATE OF MEETING: September 10, 2026

CALLED TO ORDER: 5:30 P.M.

MEMBERS PRESENT: Catherine Nelson, Jessica Gallagher, Linda Danielson

MEMBERS ABSENT: Al Caruana and Rhonda Taylor.

ALSO PRESENT: Nathan Bruck, Juan Terre', Shane Lynch, Christopher Eickstead, Taylor Byrd and Avery Byrd.

APPROVAL OF MINUTES: August 13, 2026

Linda Danielson moved to approve said motion. Jessica Gallagher seconded said motion.
Motion carried 3 ayes – 0 nays

ZONING OFFICER REPORT: None

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

Unfinished business: NONE

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.

Laid over till 10-08-26

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.

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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.

Laid Over till 10-08-26

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.

Laid Over till 10-08-26

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

Linda Danielson moved to approve said motion. Jessica Gallagher seconded said motion.
Motion carried 3 ayes – 0 nays

PUBLIC PARTICIPATION & COMMENT:

1) Christopher Eickstead voiced his concerns on the item to change from IL (Light Industrial) to IG (General Industrial) zoning district.

2) Taylor and Avery Byrd voiced their concerns on the item to change from IL (Light Industrial) to IG (General Industrial) zoning district.

Linda Danielson moved for adjournment at 5:50 p.m.; seconded by Jessica Gallagher.
The motion to adjourn was approved by a vote of 3 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

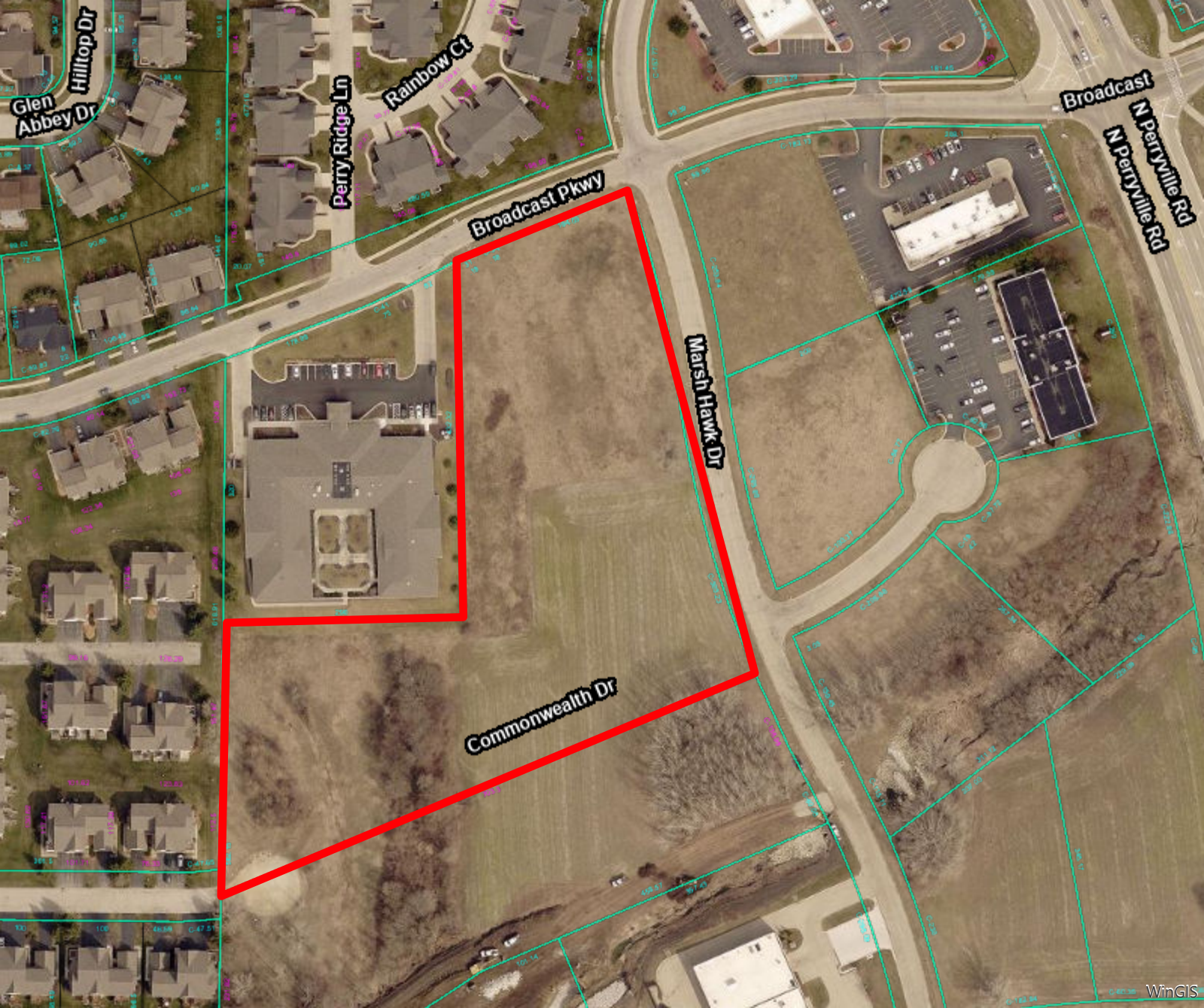
PROPERTY INFORMATION:	**Address:** 43XX Marsh Hawk Drive **PIN(s):** 12-03-204-011 **Proposed Special Use:** Multi-family **Current Land Use:** Vacant **Lot Size:** 6 acres
PROJECT SUMMARY:	Approval for a Planned Unit Development for 20 townhomes.
APPLICANT INFORMATION:	**Name:** Andrew Rogers (Essex 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.

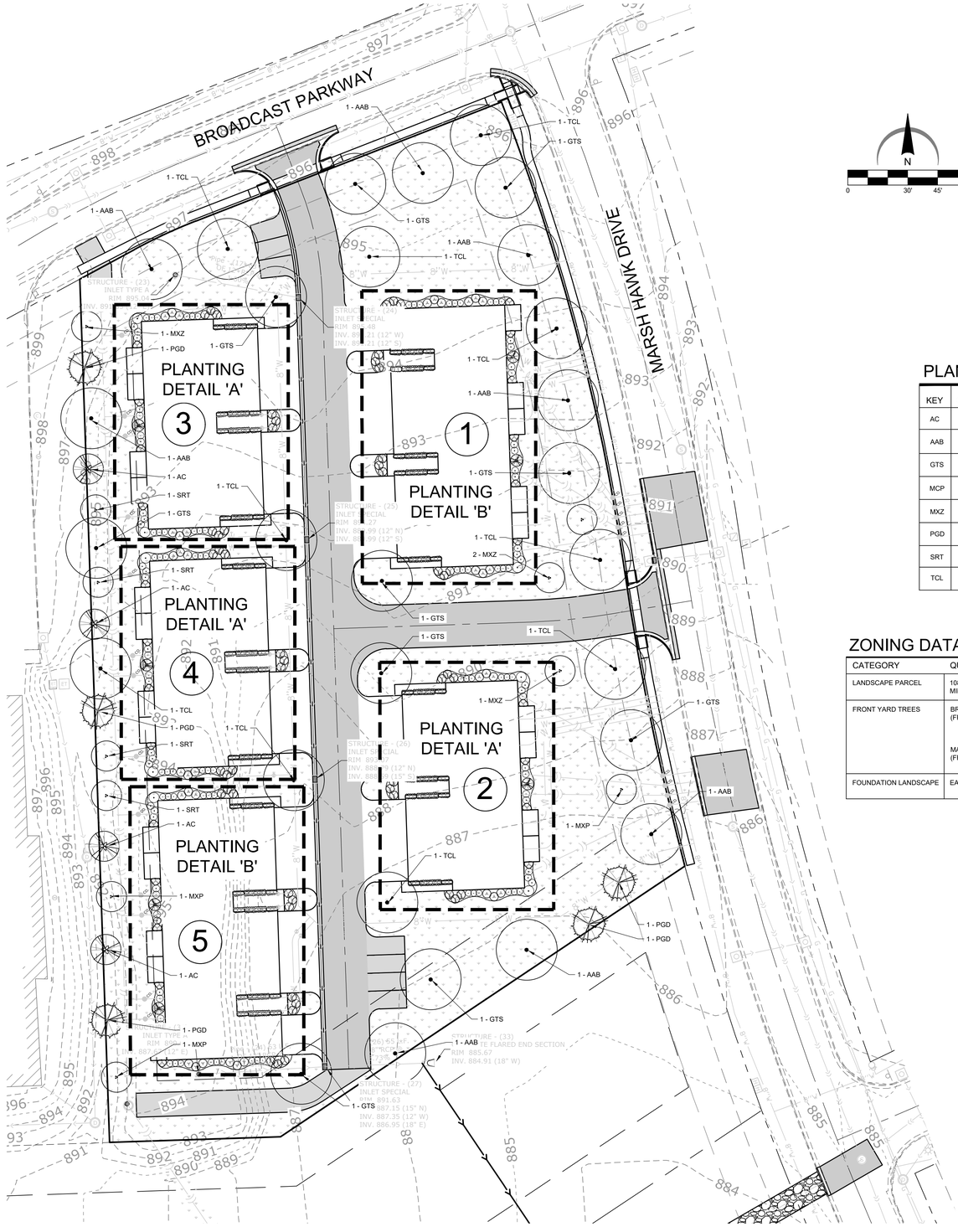
ARC DESIGN RESOURCES INC.
5291 ZENITH PARKWAY
LOVES PARK, IL 61111
VOICE: (815) 484-4300
FAX: (815) 484-4303
www.arcdesign.com
Illinois Design Firm License No. 184-001334

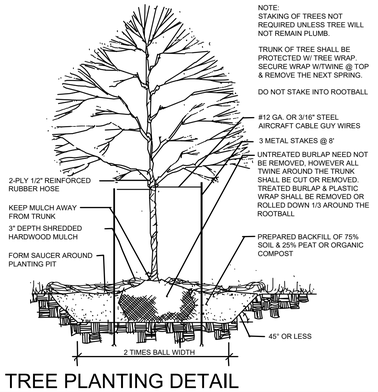
	BLDGS.	UNITS
4-FAMILY	3	12
5-FAMILY	2	10
TOTAL UNITS		22

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

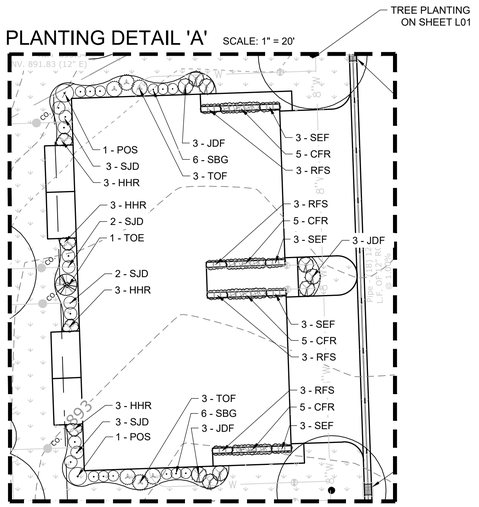
PROJECT NUMBER
SHEET NUMBER

24182

L01

PLANTING DETAIL 'A'

SCALE: 1" = 20'



PLANT LIST - PLANTING DETAIL 'A'

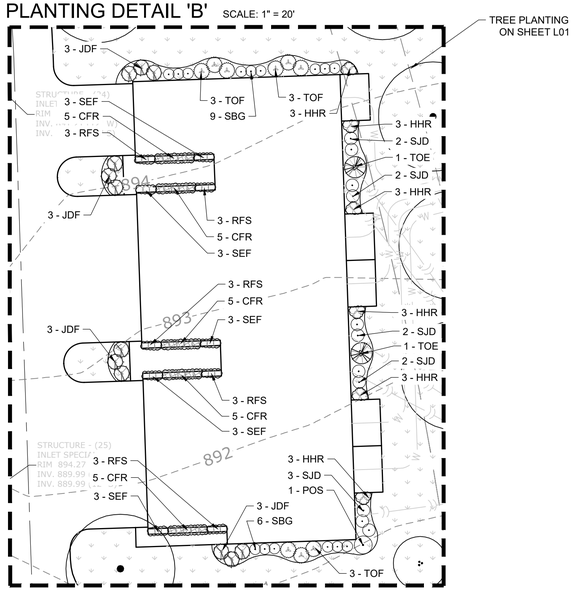
OCCURS 3 TIMES

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'



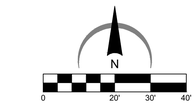
PLANT LIST - PLANTING DETAIL 'B'

OCCURS 2 TIMES

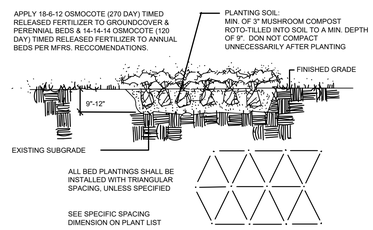
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SBG	15	Spiraea betulifolia 'Glow Girl' GLOW GIRL TOR SPIREA	24" / 5 GAL	
SJD	11	Spiraea japonica 'Double Play' DOUBLE-PLAY ARTISAN SPIREA	24" / 5 GAL	
TOE	2	Thujia occidentalis 'Emerald' EMERALD ARBORVITAE	4' / 5 GAL	EVERGREEN 'UPRIGHT'
TOF	9	Thujia 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

- MIXED PERENNIALS / ORNAMENTAL GRASSES
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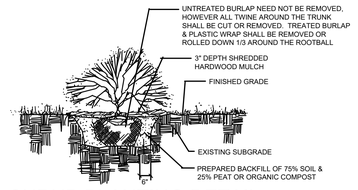


FOR SITE TREE PLANTING SEE SHEET L01



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

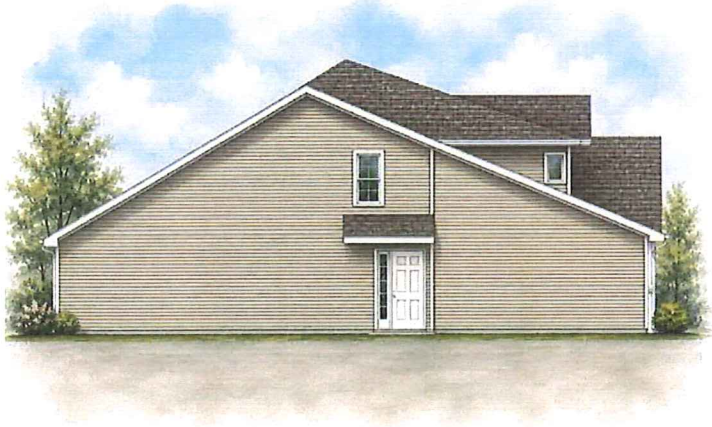
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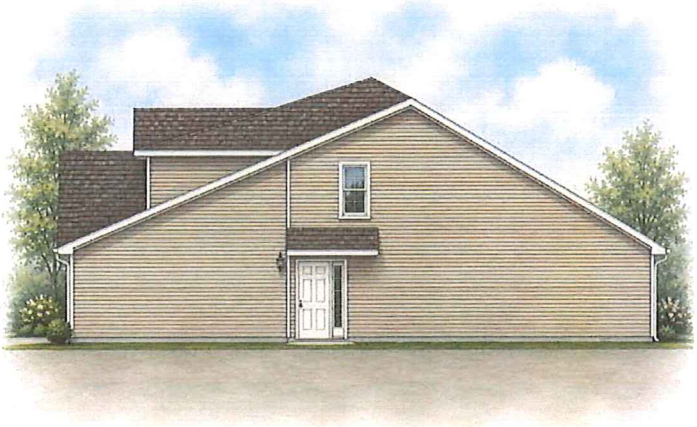
24182

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.

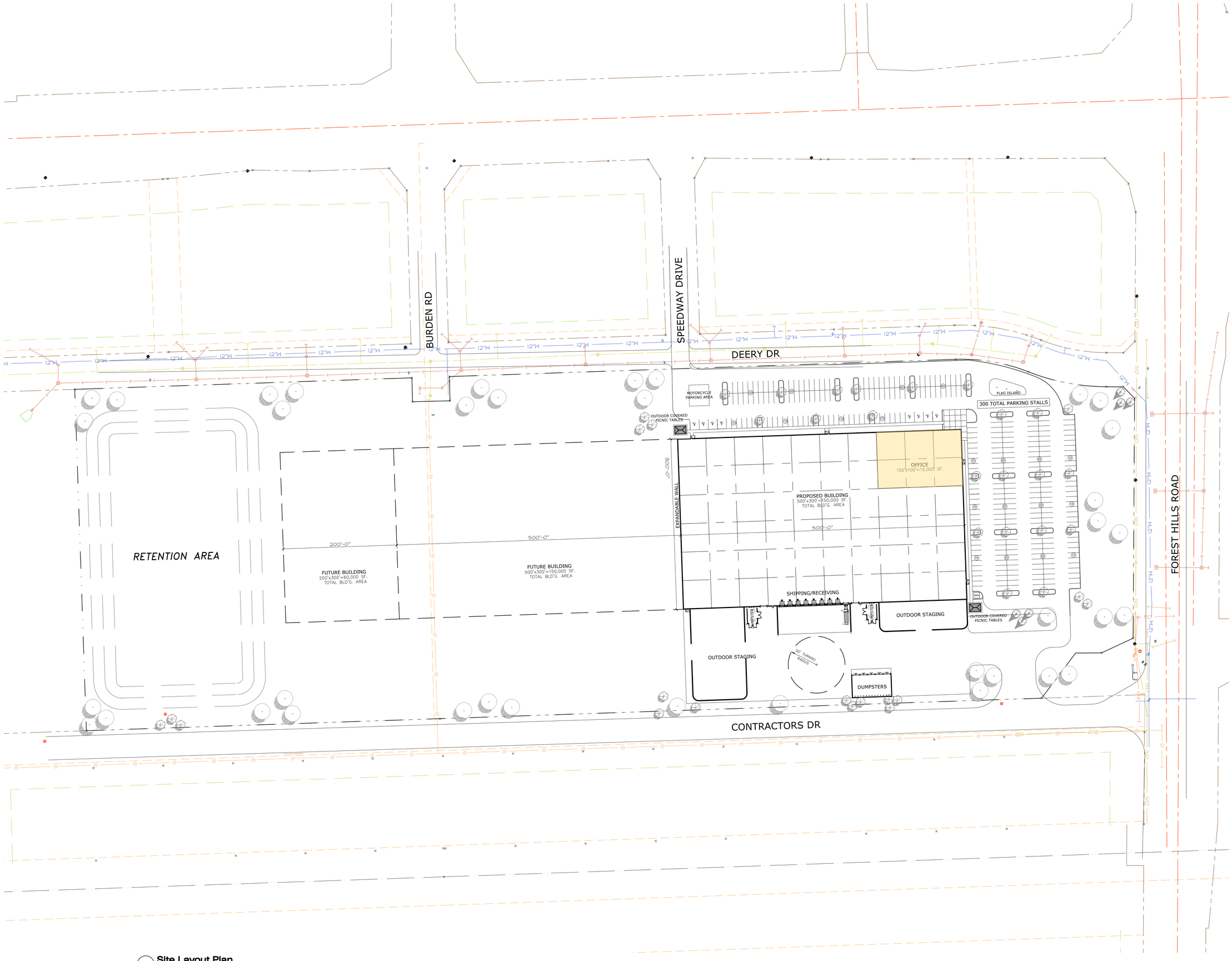
	3. *The proposed amendment would not permit users, buildings, or structures incompatible with the character of development or intended uses within zoning districts.* Meets Finding: No Supporting Facts: The intended use is commercial 4. *Any additions, alterations, or remodeling of existing buildings 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: No recommendation
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: No recommendation.
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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Issued Dates:

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

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Cord Project No. 10210

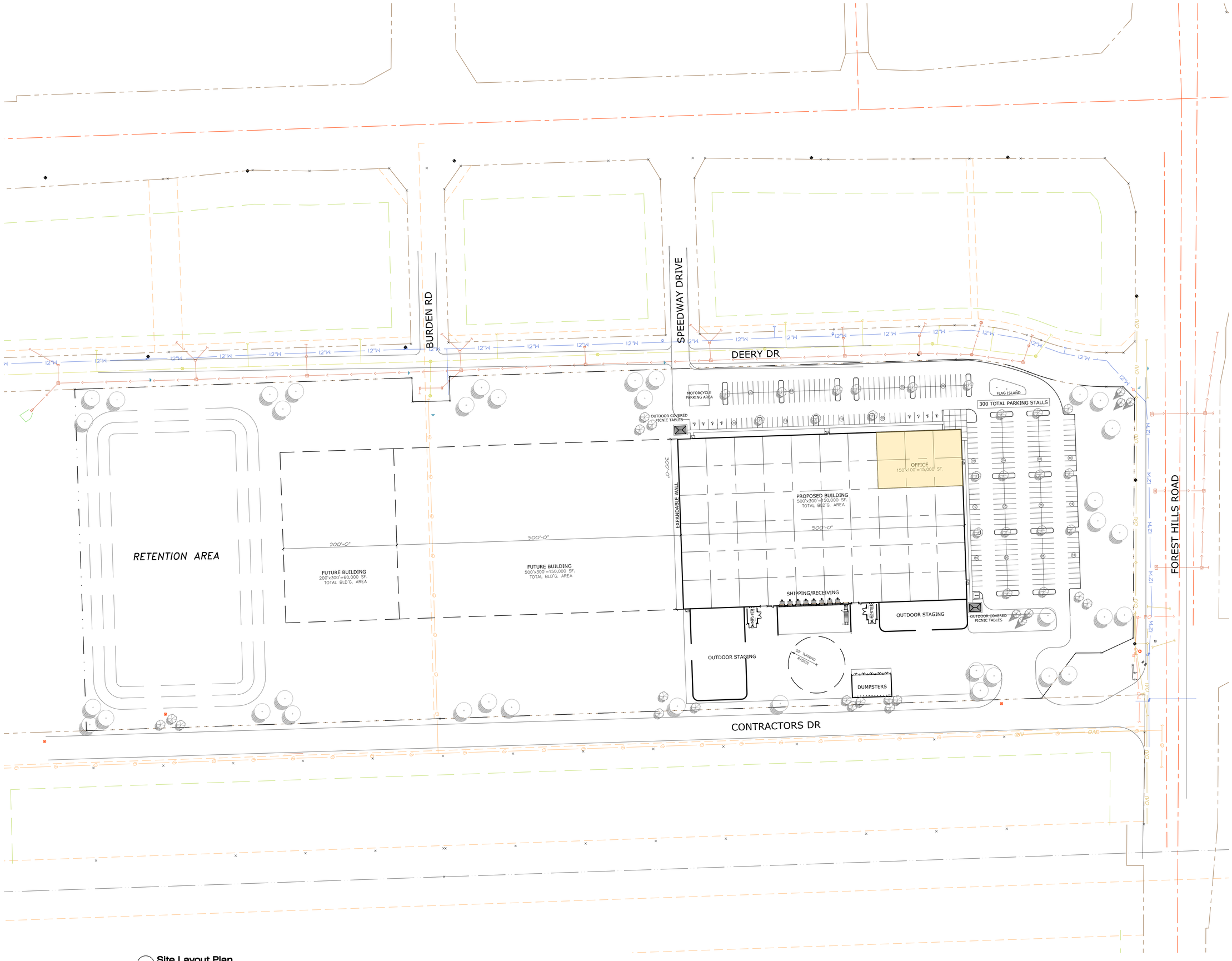
Scale 1" = 60'-0"

Sheet Title **PRELIMINARY SITE LAYOUT PLAN**

Ref. North

Sheet No. **C103**

184-003342



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

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Issued Dates:

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

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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

Date: September 22, 2026

Zoning Board of Appeals – Staff Report CS File #: **SUA26-000007**

PROPERTY INFORMATION:	**Address:** 5611 N. 2nd Street **PIN(s):** 12-06-352-002 **Proposed Special Use:** Tattoo Shop in basement **Current Land Use:** Barber shop **Lot Size:** 0.06 acres
PROJECT SUMMARY:	Owner would like place a tattoo shop in the basement of the barber shop.
APPLICANT INFORMATION:	**Name:** Brent Beehler **Property Owner (if different):**
COMPREHENSIVE PLAN LAND USE DESIGNATION:	General Commercial
ZONING DISTRICT:	CR (Retail Commercial)
ADJACENT ZONING/ LAND USE:	**North:** CR (Retail Commercial) **South:** CR (Retail Commercial **West:** CR (Retail Commercial **East:** CR (Retail Commercial
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:	Existing
SITE CHARACTERISTICS (ACCESS, UTILITIES):	
APPLICABLE REGULATIONS:	Special Use Section(s): Bulk/Dimensional Standards Met: Yes Variance Required: No Parking Requirements Met: Yes Modification Requested: No 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 5611 N. 2nd Street with the following conditions:
CONDITIONS:	1. The Special Use Permit will require renewal one-year after approval by City Council. 2. Building permits shall be required for any and all remodeling requiring it.
PREPARED BY:	Staff: Juan Terré Title: Commercial Zoning Officer Date: September 22, 2026
ATTACHMENTS:	Aerial, site plan

RECOMMENDATION: APPROVAL/DENIAL/TABLED VOTE:_____

CONDITIONS:

AUDIENCE COMMENTS:

Jensen Dr
Loves Park Dr
N 2nd St
N 2nd St
Grand Ave

Brents Barber Shop 5611 N. 2nd St. Loves Park, IL 61111

Lower Level

