Zoning Board of Appeals

~ Agenda ~

Meeting

Tuesday, September 16, 2025
5:30 PM

City Hall, Second Floor
425 East State Street
Rockford, IL 61104
http://www.rockfordil.gov/

I. NEW BUSINESS

II. UNFINISHED BUSINESS

1. 3154 MCFARLAND ROAD

ZBA 016-25	**3154 McFarland Road**
Applicant	Woodman's Food Market, Inc.
Ward 4	**Special Use Permit** for an off-premise landmark style sign and a **Variation** to allow three (3) free-standing signs in a C-2, Limited Commercial Zoning District **Laid over from June, July, August**

III. NEW BUSINESS

1. 3225 HALSTED ROAD

ZBA 030-25	**3225 Halsted Road**
Applicant	Rock Valley Solar, LLC
Ward 9	**Renewal of Special Use Permit** #055-23 for a solar farm (freestanding solar panel racks and solar panels) in an R-1, Single family Residential Zoning District

2. 2000 HARRISON AVENUE

ZBA 031-25	**2000 Harrison Avenue**
Applicant	Rami Fakhouri
Ward 11	**Modification of Special Use Permit** #026-86 for a gas station with a new convenience store in an I-1, Light Industrial Zoning District

3. 2213 AND 2215 WENTWORTH AVENUE

ZBA 032-25	**2213 and 2215 Wentworth Avenue**
Applicant	Nick Naruz
Ward 14	**Zoning Map Amendment** from County R-2, Two-family Residential Zoning District and City R-1, Single-family Residential Zoning District to R-2, Two-family Residential Zoning District

4. 5064 SOUTH MAIN STREET

ZBA 034-25	**<u>5064 South Main Street</u>**
Applicant	Sunil 20, LLC
Ward 5	**Zoning Map Amendment** from R-1, Single-family Residential Zoning District to C-3, General Commercial Zoning District

5. 1525,1521,1515 AND 1511 LATHAM ST,1316 VERNON ST,1313 AUBURN ST,1518 N MAIN ST & 1502 N MAIN

ZBA 035-25	**1525, 1521, 1515 and 1511 Latham Street, 1316 Vernon Street, 1313 Auburn Street, 1518 North Main Street and 1502 North Main Street**
Applicant	Michael Leidig for REL Associates, Inc.
Ward 9	**Zoning Map Amendment** from R-1, Single-family Residential Zoning District and C-1, Limited Office Zoning District to C-2, Limited Commercial Zoning District, a **Special Use Permit** for a car wash with **Variations** to the plans for deviations from the regulations for site, parking, and landscaping

6. 4103 WEST STATE STREET

ZBA 036-25	**<u>4103 West State Street</u>**
Applicant	Permit Solutions for McDonald's
Ward 13	**Special Use Permit** for a fast-food restaurant with a drive-thru in C-2, Limited Commercial Zoning District

IV. ADJOURNMENT

THE CITY OF ROCKFORD INTENDS TO COMPLY WITH THE INTENT AND SPIRIT OF THE AMERICANS WITH DISABILITIES ACT. IF A SIGN LANGUAGE INTERPRETER, PERSONAL P.A. SYSTEM, OR OTHER SPECIAL ACCOMMODATIONS ARE NEEDED, PLEASE CALL THE LEGAL DEPARTMENT AT (779) 348-7391 AT LEAST 48 HOURS IN ADVANCE, SO WE CAN BE PREPARED TO ASSIST YOU

THE CITY OF ROCKFORD ILLINOIS, USA

PLANNING & ZONING REPORT

Zoning Board of Appeals Meeting of September 16, 2025

File # 035-25

APPLICANT: Michael Leidig of Robert E. Lee & Associates, Inc. for Club Car Wash

LOCATION: 1525, 1521, 1515 and 1511 Latham Street, 1316 Vernon Street, 1313 Auburn Street, 1518 North Main Street and 1502 North Main Street

REQUESTED ACTION: A Zoning Map Amendment from R-1, Single-family Residential Zoning District and C-1, Limited Office Zoning District to C-2, Limited Commercial Zoning District, a Special Use Permit for a car wash with Variations to the plans for deviations from the regulations for site, parking, and landscaping.

EXISTING USE: Vacant land

PROPOSED USE: New car wash

DIMENSIONS: Irregular shape **SQUARE FOOTAGE:** 1.21 acres

ADJACENT ZONING AND LAND USES:

NORTH:	R-1, C-1	Single-family and multi-family residences
EAST:	R-1, C-2	Greenwood Cemetery
SOUTH:	C-2	Commercial businesses
WEST:	R-1, C-2	Single-family residences; Vacant land

YEAR 2040 PLAN: RL, CO, C Light Residential, Commercial Office, Commercial Retail

SOILS REPORT: SWCD #26-07:

Erosion Concerns

The proposed land use of this site is a tunnel car wash. It is currently a vacant grassland site. Soil disturbance will occur as a result of developing the site, which is moderately sloping and susceptible to erosion. Erosion control is important even for site footprints less than an acre.

Soil disturbance can create soil erosion which must be properly managed to prevent adverse environmental impacts. Erosion from construction sites is a leading cause of water quality problems in Illinois. Problems caused by this sediment include:

- increased flooding — Sediment build-up lowers the flow capacity of channels causing more frequent flooding in areas that rarely or never flooded before
- Financial burden to taxpayers - Sediment that finds its way into streets, storm sewers, and ditches result in additional maintenance costs for local, state and federal governments

- Water quality impairment - Sediment laden runoff transfers nutrients and other pollutants to downstream lakes and rivers degrading aquatic habitats and increasing costs for water treatment.

Simple but effective controls include preserving existing trees and grass where possible, using silt fence to trap sediment on the down slope sides of the area of disturbance, using a gravel drive used by all vehicles to limit tracking of mud onto streets, cleaning up sediment carried off-site by vehicles or storms, installing curb inlet controls, using downspout extenders to prevent roof runoff from eroding exposed soil, locating soil piles away from any roads or waterways, and reseeding or sodding the site as soon as possible. The materials (silt fence, stakes, gravel entrance, inlet controls, and grass seed) are easy to find and relatively inexpensive.

The Illinois Urban Manual is a resource of practices used throughout the State and can be accessed at https://illinoisurbanmanual.org/. The concept of these practices can be carried over to good housekeeping measures after development occurs and buildings are occupied to prevent stormwater runoff from becoming contaminated.

Surface and Groundwater Contamination from Heavy Equipment and Vehicle Traffic

There may be several vehicles moving on and stored on the site. Most of construction vehicles are heavy duty pieces of equipment, with high capacity fuel tanks and large hydraulic oil reservoirs. Due to bedrock being at or near the soil surface, absorbents should be readily available in the event of a spill or leak to promptly contain hazards that would otherwise be environmentally harmful to groundwater recharge areas. Personnel should be properly trained to contain and clean up any spills. They should periodically check for indications of leaks or spills under or around vehicles and fix issues to prevent further contamination.

Properly label, store and dispose of all fluids and other hazardous chemicals to avoid environmental contamination. Keep storage containers off the ground to avoid stormwater contamination. Any fuel storage areas should be properly located away from high traffic areas; and have secondary containment.

Prevent stormwater from washing contaminants off the site in the event of a storm. Contaminants on impermeable surfaces (concrete, asphalt, rooftops, etc.) will wash off with rain and will eventually make its way into drainage ways which go directly to natural surface water areas (ditch, creek, river, etc.) without treatment. Avoid washing impermeable surfaces off with a hose, but rather use a broom and dispose of waste versus having contaminants wash off the site.

Soil Compaction

Soil compaction occurs when soil particles are pressed together, reducing the pore space between them. This increases the weight of solids per unit volume of soil (bulk density). Soil compaction occurs in response to pressure (weight per unit area) exerted by field machinery or animals. Other factors affecting compaction include the composition (texture, organic matter, plus clay content and type), soil water content and the number of

Attachment: 1525, 1521, 1515 and 1511 Latham Street, 1316 Vernon Street, 1313 Auburn Street, 1518 North Main Street and 1502 North Main

passes by equipment. The risk for compaction is greatest when soils are wet. A dry soil is much more resistant to compaction than a moist or wet soil.

Compaction restricts rooting depth, which reduces the uptake of water and nutrients by plants. It decreases pore size, increases the proportion of water-filled pore space at field moisture, and decreases soil temperature. This affects the activity of soil organisms by decreasing the rate of decomposition of soil organic matter and subsequent release of nutrients. Compaction decreases infiltration and thus increases runoff and the hazard of water erosion.

Sandy loam, loam, and sandy clay loam soils compact more easily than silt, silt loam, silty clay loam, silty clay, or clay soils. Compaction may extend to 20 inches. Deep compaction affects smaller areas than shallow compaction, but it persists because shrinking and swelling and freezing and thawing affect it less.

The persistence of soil compaction is determined by the depth at which it occurs, the shrink-swell potential of the soil, and the climate. As the depth increases, the more persistent the condition. The type and percentage of clay determine the shrink-swell potential. The greater the shrink-swell potential and number of wet/dry cycles, the lower is the duration of compaction at a particular depth. Freeze/thaw cycles also help decrease near surface compaction.

Soil organic matter promotes aggregation of soil particles. This increases porosity and reduces bulk density (i.e., compaction). It also increases permeability and may increase plant available water. Addition of manure, compost, or other organic materials including newspaper, and woodchips, can improve soil structure, helping to resist compaction. Compaction can be reduced by reducing the number of trips across an area, working with or on the soils when dry, reducing pressure of equipment, and maintaining organic matter in the soil.

Automotive considerations

Due to the expected vehicle traffic on the site, it would be beneficial to keep absorbents readily on hand in the event of a spill or leak to promptly contain hazards that would otherwise be environmentally harmful. Periodically check for indications of leaks or stains in the parking lot. Contaminants (including litter) on impermeable surfaces (concrete, asphalt, etc.) will wash off with rain and will eventually make its way into storm sewer drains, some of which go directly to natural water sources without treatment. Avoid washing impermeable surfaces off with a hose, but rather use a broom and properly dispose of waste.

Any retail products (such as ice melt, antifreeze, etc.) sold at the site should be stored in areas to avoid environmental contamination. Implement proper housekeeping measures that will minimize the potential for environmental hazards. Properly label, store and dispose of automotive fluids to avoid environmental contamination. Keep storage containers off the ground to avoid stormwater contamination.

Native Plantings
Native plants like grasses and flowers provide critical habitat for many key species like the Rusty Patch Bumble Bee and Monarch Butterflies. These deep-rooted native species are preferred because of their abilities to enhance soil permeability and pollutant filtering and their reduced needs for fertilizer, herbicides, irrigation, and mowing. Unfortunately, loss and degradation due to the development of the land and an invasion of exotic species is a serious problem in Illinois.

Rusty Patch Bumble Bee
The U.S. Fish and Wildlife Service listed the rusty patched bumble bee as endangered under the Endangered Species Act. Endangered species are animals and plants that are in danger of becoming extinct. The rusty patch bumble bee is a pollinator that lives in prairies and grasslands which are one of the last species to go into hibernation. They need areas that provide nectar and pollen from flowers, nesting sites (underground), and overwintering sites for hibernating queens (undisturbed soil).

Many factors have led to the rust patch bumble bee becoming an endangered species. Most of prairies and grasslands of the Upper Midwest and Northeast have been converted to monoculture farms or developed areas, such as cities and roads. Grasslands that remain tend to be small and isolated. Increases in farm size and technology advances improved the operating efficiency of farms but have led to practices that harm bumble bees, including increased use of pesticides, loss of crop diversity which results in flowering crops being available for only a short time, loss of hedgerows and the flowers that grew there, and loss of legume pastures.

There are numerous programs, research, and groups working towards helping the rusty patch bumble bee. Some things you can do to help include having flowering plants, providing natural areas with native plants, and minimize the use of pesticides and chemical fertilizer.

For more information visit
https://www.fws.gov(midwest/endangered/insects/rpbb(factsheetrpbb.html

HISTORY:

File #019-15: A Special Use Permit for a drive-through facility in conjunction with a neighborhood bank, a Variation to reduce the required 15 feet front yard setback to 3 feet along Toner Avenue, a Variation to reduce the required 20 feet front yard setback for a parking lot to 15 feet along North Main Street, a Variation to reduce the required 20 feet wide frontage landscaping to 15 feet wide along North Main Street, a Variation to reduce the required 20 feet front yard setback for a parking lot to 9 feet wide along Myott Avenue, a Variation to the required 20 feet wide frontage landscaping to 9 feet wide along Myott Avenue, a Variation to reduce the required 20 feet front yard setback for a parking lot to 1 foot wide along Toner Avenue, and a Variation to the required 20 feet wide frontage landscaping to 1 foot wide along Toner Avenue in a C-2, Limited Commercial Zoning District was approved August 3, 2015 for the property located at 1401 North Main Street. This property is located one block south east of the subject property.

REVIEW COMMENTS: The Applicant is requesting a Zoning Map Amendment from R-1, Single-family Residential Zoning District and C-1, Limited Office Zoning District to C-2, Limited Commercial Zoning District, a Special Use Permit for a car wash with Variations to the plans for deviations from the regulations for site, parking, and landscaping. Exhibit A shows that the subject properties are located on the northwest corner of the North Main Street and Auburn Street intersection. The subject property is surrounded by commercial and residential uses (Exhibits B & C).

The Applicant is Michael Leidig, an Engineer from Robert E. Lee & Associates, Inc. The Applicant is requesting a Zoning Map Amendment from R-1, Single-family Residential Zoning District and C-1, Limited Office Zoning District to C-2, Limited Commercial Zoning District. The Applicant is requesting a Special Use Permit for a car wash in a C-2, Limited Commercial Zoning District. Within the C-2 District, car wash uses are Special Uses. The Zoning Ordinance states "in addition to permitted compatible uses, it recognized that there are other uses which may be necessary or desirable to allow in a given district, but which, because of their potential influence upon neighboring uses or public facilities, need to be carefully regulated in terms of location and/or operation for the purposes of protecting the community are classified as special uses".

The subject property consists of eight (8) lots, which are 1.21 acres in size as well as a portion of an alley that is proposed to be vacated. Exhibit D shows the existing site conditions and the new proposed property lines.

Exhibit E is the proposed site plan showing the new car wash, vacuums, parking, drive through lanes and waiting area, green and landscaping areas, and dumpster enclosure. The proposed building is 5,395 square feet. The proposed site plan provides 21 parking spaces. Within the C-2 District, the parking lot must be setback a minimum of 20 feet for the front yard setback. Exhibit E shows the parking lot is within the required twenty (20) feet front yard setback along North Main Street, Auburn Street, Latham Street, and Vernon Street. The applicant is requesting a deviation from the required twenty (20) feet front yard setback along North Main Street, Auburn Street, Latham Street, and Vernon Street.

Exhibit F is the proposed landscaping plan. The redevelopment of the subject property, number of parking spaces and the amount of paved area requires landscaping provisions to be met, which consists of Shade Trees, Perimeter Landscaping, and Interior Landscaping. The current site has 922 feet of street frontage along North Main Street, Auburn Street, Latham Street, and Vernon Street, which will require 18 shade trees (using the 1 shade tree per 50 lineal feet of frontage along a street right of way). Additionally, there will be 2 more shade trees required (using 1 shade tree per 10 parking spaces). Exhibit F proposes twelve (12) shade trees. Perimeter landscaping along Auburn Street and a 100 feet portion Latham Street will require 2,934 Landscape Units (using the 10 LU's per lineal foot of zoning district boundary line) and a 20 feet wide buffer. Additionally, a Type B Buffer will be required along North Main Street, the remaining portion of Latham Street, and Vernon Street, as the adjacent property is a R-1 District and existing residential uses. A requirement of a minimum of 15 feet in width is designated as part of the Type B buffer along with additional landscaping unit requirements. The perimeter landscaping along the North Main Street, the remaining portion of Latham

Attachment: 1525, 1521, 1515 and 1511 Latham Street, 1316 Vernon Street, 1313 Auburn Street, 1518 North Main Street and 1502 North Main

Street, and Vernon Street will require 12,580 Landscape Units (using the 20 LU's per lineal foot of zoning district boundary line for Type B Buffer). Exhibit F provides 3,075 Landscape Units for perimeter landscaping along North Main Street, Auburn Street, Latham Street, and Vernon Street.

Interior landscaping will consist of 2,399 square feet (using 8% of the total paved area that exceeds 5,000 square feet but not more than 30,000 square feet). The proposed landscaping plan shows that there will be 2,160 square feet of interior landscaping. In addition, a portion of the interior landscaping must be used adjacent to the building such that at least 50% of the building base or foundation facing the parking area is planted with shrubs or trees. The new building as proposed does have building foundation landscaping along the east side. Exhibit E shows two (2) interior islands west of the buildings within the proposed parking spaces that are shown with concrete but will need be landscaped.

Upon review of Exhibit F, the proposed landscaping plan does not meet the requirements of the Zoning Ordinance. Although plantings are proposed throughout the site, the landscaping requirements have not been met in its entirety. As such the applicant requested a Variation for a deviation from the perimeter landscaping and foundation landscaping; however, the landscaping is deficient of the required shade trees as well.

Exhibit G is the photometric plan submitted by the applicant. Exhibit G as proposed does comply with the Maximum Permitted Illumination foot candle readings and the proposed fixtures are less than the required 75-degree cutoff.

Exhibit H is conceptual building elevations with details of the proposed material to be used for the proposed car wash building, dumpster enclosure and exterior wall signage.

Exhibit I is the narrative submitted by the Applicant. The Applicant explains, "On behalf of Club Car Wash, Robert E. Lee & Associates, Inc. is submitting the attached Zoning and Special Use Permit application and associated documentation for the proposed car wash development at 1502 North Main Street, Rockford IL" (Exhibit I). The Applicant states, "the proposed project includes the construction of a 5,393 square-foot automated car wash building and the associated paved parking lot, driveways, and vacuum stations" (Exhibit I).

The proposed car wash will be open Monday to Saturday from 7:00 AM to 8:00 PM during the summer and 7:00 AM to 7:00 PM during daylight savings and the car wash will only be open 8:00 AM to 8:00 PM or 8:00 AM to 7:00 PM on Sundays (Exhibit I). Additionally, the car wash will have 3-4 employees on-site during all hours of operation and the vacuum stalls will be self-serve, but the carwash will be staffed at all times (Exhibit I).

Finally, the Applicant explains, "as a part of this application, variations of the existing zoning requirements are requested as follows: Reduction in parking setback width, reduction in required perimeter landscaping, and elimination of foundation landscaping on Northern, Southern, and Western faces of building" (Exhibit I).

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Exhibit J shows that there has been one call of service for the Police Department in the last 24 months for 1502 North Main Street.

Staff supports good infill development; however, this corridor is bordered by many well-established residential neighborhoods that have a history of less intense land uses, specifically small retail, office and neighborhood restaurants along North Main and Auburn Streets. The residential neighborhoods bordering the corridor are some of Rockford's most attractive with a mixture of early 20th Century architecture and mid-century architecture as well with very active neighborhood organizations. This corridor has a legacy as a more neighborhood oriented retail, restaurant and office destination. Staff feels that the car wash is an incompatible land use given the closeness to the residential neighborhoods and the inherent traffic the car wash will produce. Staff feels the traffic will be using the adjacent residential streets when departing the site so they may travel a couple of blocks north or west to avoid the roundabout. The adjacent commercial areas are more walkable and provide a neighborhood feel and the proposed car wash does not fit the main street character of the corridor. Additionally, this development could have a significant negative impact on property values in the area. Staff feels that the proposed use is too intense for an area that is mostly residential and it does not fit with the designation of the Comprehensive Plan. For these reasons, Staff does not support this request.

RECOMMENDATION: Staff recommends **APPROVAL** of a Zoning Map Amendment from R-1, Single-family Residential Zoning District and C-1, Limited Office Zoning District to C-2, Limited Commercial Zoning District, **DENIAL** of a Special Use Permit for a car wash with Variations to the plans for deviations from the regulations for site, parking, and landscaping and **DENIAL** of the Variations to the plans for deviations from the regulations for site, parking, and landscaping.

See attached findings of fact

SC: DM 09/8/2025

Attachment: 1525, 1521, 1515 and 1511 Latham Street, 1316 Vernon Street, 1313 Auburn Street, 1518 North Main Street and 1502 North Main

FINDINGS OF FACT FOR APPROVAL OF A ZONING MAP AMENDMENT FROM R-1, SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT AND C-1, LIMITED OFFICE ZONING DISTRICT TO C-2, LIMITED COMMERCIAL ZONING DISTRICT LOCATED AT 1525, 1521, 1515 AND 1511 LATHAM STREET, 1316 VERNON STREET, 1313 AUBURN STREET, 1518 NORTH MAIN STREET AND 1502 NORTH MAIN STREET

Approval of this Zoning Map Amendment is based upon the following findings:

1) The proposed Zoning Map change is consistent with Article II, Intent, and Purpose, of the Rockford Zoning Ordinance for the following reasons:
    a. This proposal promotes the health, safety, comfort, convenience, morals and general welfare for the citizens of Rockford because it is consistent with the comprehensive plan and surrounding uses;
    b. This proposal protects the character, scale and stability of the adjacent residential and commercial because the proposed development will meet all development requirements of this site; and
    c. The proposed map amendment would allow for a reasonable development to take place consistent with the surrounding neighborhood.
2) The proposed Zoning Map Amendment is consistent with the approved general plan, the Year 2040 Plan, for the area. The 2040 Plan designates this property as RL, Light Residential CO, Office, C, Retail.

Attachment: 1525, 1521, 1515 and 1511 Latham Street, 1316 Vernon Street, 1313 Auburn Street, 1518 North Main Street and 1502 North Main

FINDINGS OF FACT FOR DENIAL OF A SPECIAL USE PERMIT
FOR A CAR WASH
IN A C-2, LIMITED COMMERCIAL ZONING DISTRICT
LOCATED AT 1525, 1521, 1515 AND 1511 LATHAM STREET, 1316 VERNON STREET, 1313 AUBURN STREET, 1518 NORTH MAIN STREET AND 1502 NORTH MAIN STREET

Denial of this Special Use Permit is based upon the following findings:

1. The establishment, maintenance or operation of the Special Use Permit will be detrimental to and endanger the public health, safety, morals, comfort and general welfare of the community.

2. The Special Use Permit will be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and will substantially diminish and impair property values within the neighborhood.

3. The establishment of the special use will impede the normal or orderly development and improvement of the surrounding property for uses permitted in the district.

4. Adequate utilities, access roads, drainage and/or necessary facilities have not been provided.

5. Adequate measures have not been taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.

6. The special use does not conform to the applicable regulations of the C-2 District in which it is located.

Attachment: 1525, 1521, 1515 and 1511 Latham Street, 1316 Vernon Street, 1313 Auburn Street, 1518 North Main Street and 1502 North Main

FINDINGS OF FACT FOR DENIAL OF A VARIATIONS TO THE PLANS FOR DEVIATIONS FROM THE REGULATIONS FOR SITE, PARKING, AND LANDSCAPING IN A C-2, LIMITED COMMERCIAL ZONING DISTRICT LOCATED AT 1525, 1521, 1515 AND 1511 LATHAM STREET, 1316 VERNON STREET, 1313 AUBURN STREET, 1518 NORTH MAIN STREET AND 1502 NORTH MAIN STREET

Denial of this Variation is based upon the following findings:

1. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would not result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.

2. The conditions upon which a petition for this Variation is based are not unique to the property for which the Variation is sought and are applicable, generally, to other property within the same zoning classification.

3. The purpose of this Variation is based exclusively upon a desire to increase the value or income potential of the property.

4. The alleged difficulty or hardship is not caused by this Ordinance and has been created by any persons presently having an interest in the property or by any predecessor in title.

5. The granting of this Variation will be detrimental to the public welfare, or injurious to other property or improvements in the neighborhood in which the property is located.

6. The proposed Variation will impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair the property values within the neighborhood.

7. The proposed Variation does not comply with the spirit and intent of restrictions imposed by this Ordinance.

Attachment: 1525, 1521, 1515 and 1511 Latham Street, 1316 Vernon Street, 1313 Auburn Street, 1518 North Main Street and 1502 North Main

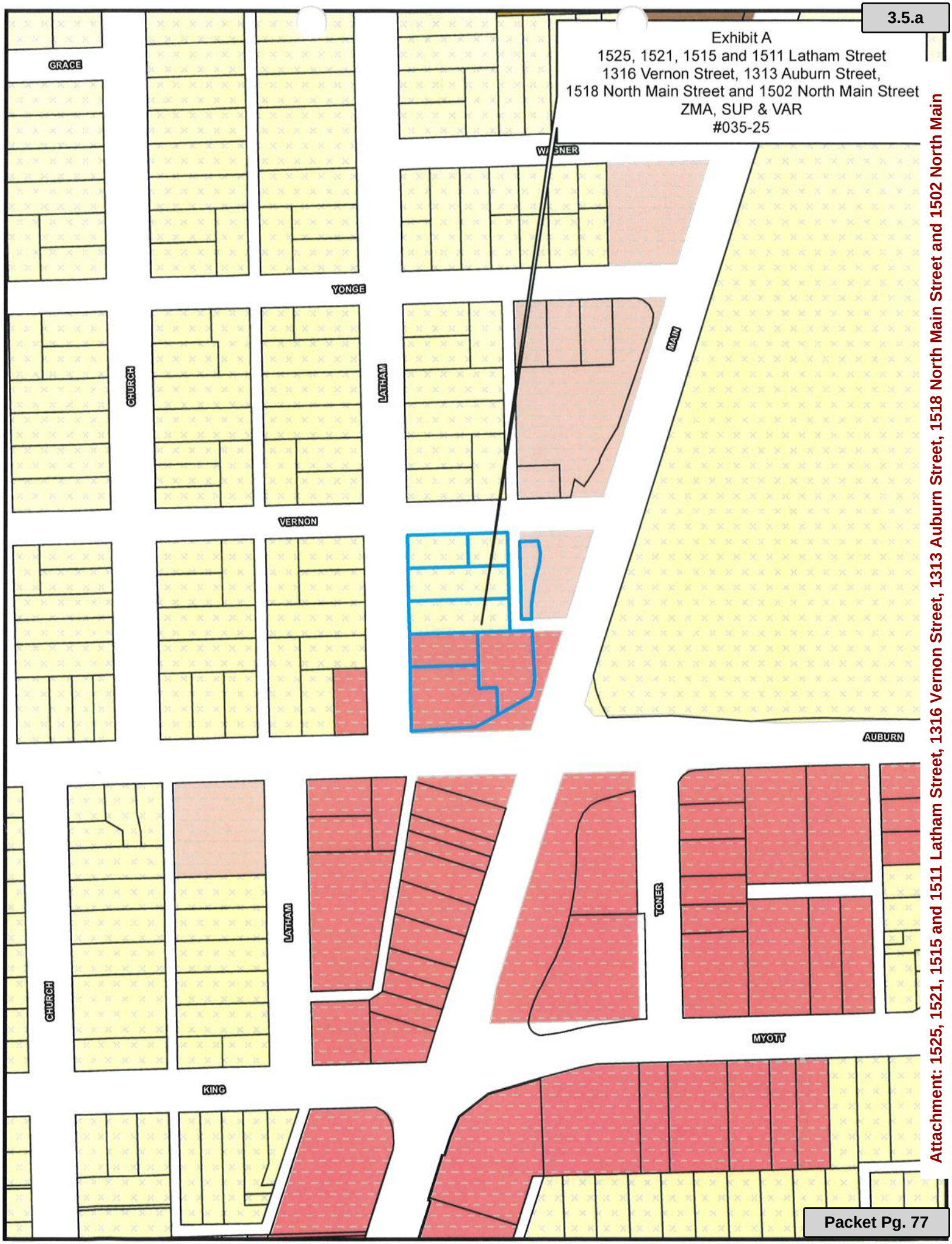
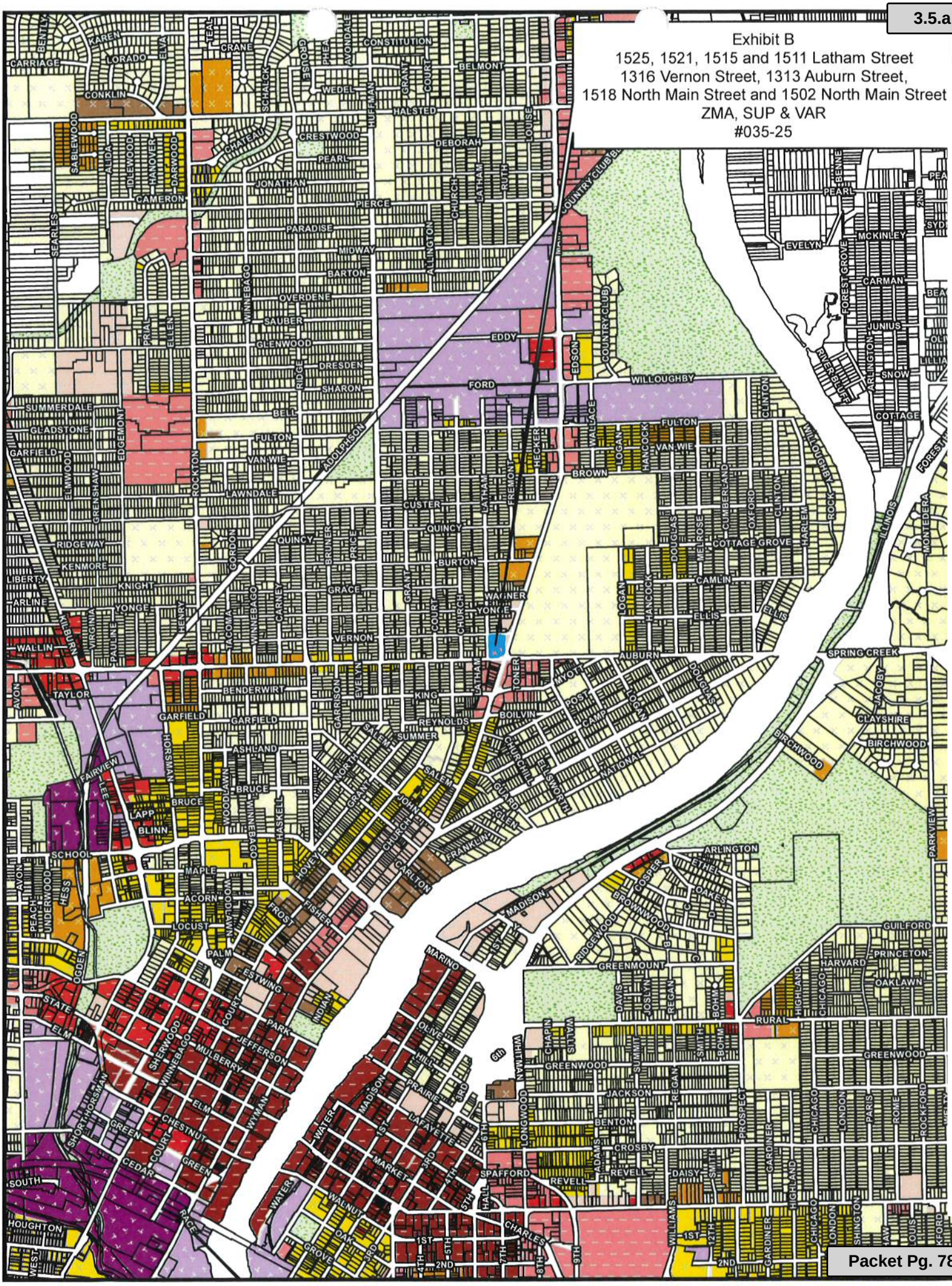


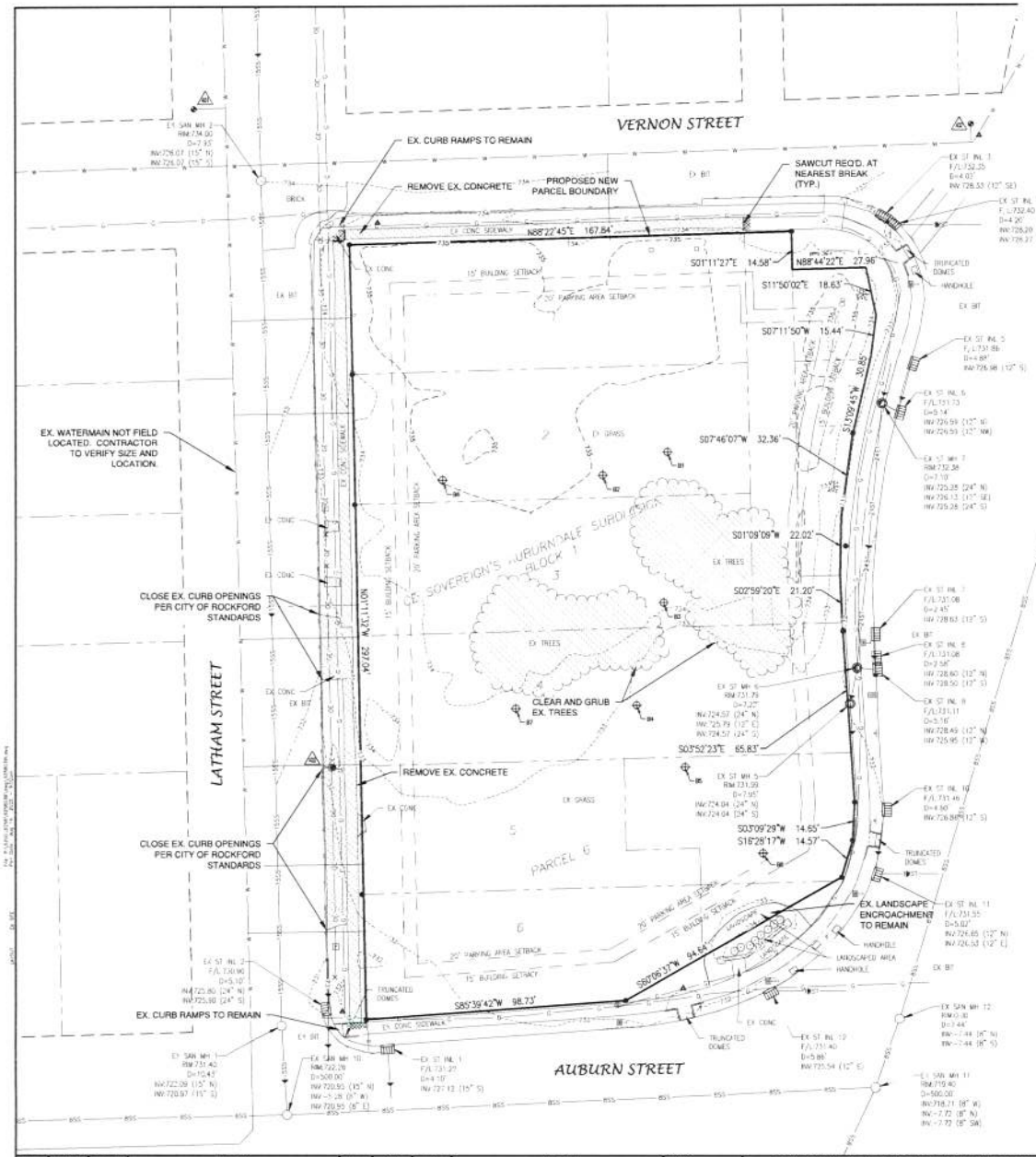
Exhibit A
1525, 1521, 1515 and 1511 Latham Street
1316 Vernon Street, 1313 Auburn Street,
1518 North Main Street and 1502 North Main Street
ZMA, SUP & VAR
#035-25
GRACE
WAGNER
YONGE
CHURCH
LATHAM
MAIN
VERNON
AUBURN
TONER
MYOTT
KING



Attachment: 1525, 1521, 1515 and 1511 Latham Street, 1316 Vernon Street, 1313 Auburn Street, 1518 North Main Street and 1502 North Main

Exhibit C
1525, 1521, 1515 and 1511 Latham Street
1316 Vernon Street, 1313 Auburn Street,
1518 North Main Street and 1502 North Main Street
ZMA, SUP & VAR
#035-25
GRACE
WAGNER
YONGE
CHURCH
LATHAM
MAIN
VERNON
AUBURN
TONER
MYOTT
KING

1313 Auburn Street, 1518 North Main Street and 1502 North Main Street
ZMA, SUP & VAR
#035-25



BENCHMARK	FIELD VERIFY BENCHMARKS FOR ACCURACY.	
NO.	DESCRIPTION	EL.
1	COTTON SPINDLE IN EAST FACE OF POWER POLE	733.67
2	CHISELED "X" ON SE FLANGE BOLT OF FIRE HYDRANT	737.02
3	CHISELED "X" ON NORTH FLANGE BOLT OF FIRE HYDRANT	735.30

DEMOLITION NOTES

1. EXISTING ASPHALT AND BASE COURSE MAY BE PULVERIZED AND STOCKPILED ON SITE FOR FUTURE USE.
2. EXISTING GAS, ELECTRIC, CABLE TELEVISION AND TELEPHONE TO BE REMOVED AND/OR RELOCATED BY OTHERS. WORK SHALL BE COORDINATED BY GENERAL CONTRACTOR.
3. ALL MISCELLANEOUS STRUCTURES SHALL BE REMOVED.
4. DRIVEWAY OPENINGS SHALL BE REMOVED AND CURB OPENINGS SHALL BE CLOSED IN ACCORDANCE WITH STANDARD DETAIL "CURB REMOVAL". SEE DETAIL SHEETS.

NORTH
0' 20' 40'
SCALE IN FEET

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN
CHECKED
DESIGNED

1502 N MAIN STREET SITE IMPROVEMENT PLAN
FOR CLUB CAR WASH
CITY OF ROCKFORD
WINNEBAGO COUNTY, ILLINOIS

EXISTING SITE CONDITIONS

DATE
FILE
JOB NO.

Robert E. Lee & Associates, Inc.
1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | relaeinc.com

SHEET NO. 2

1313 Auburn Street, 1518 North Main Street and 1502 North Main
ZMA, SUP & VAR
#035-25

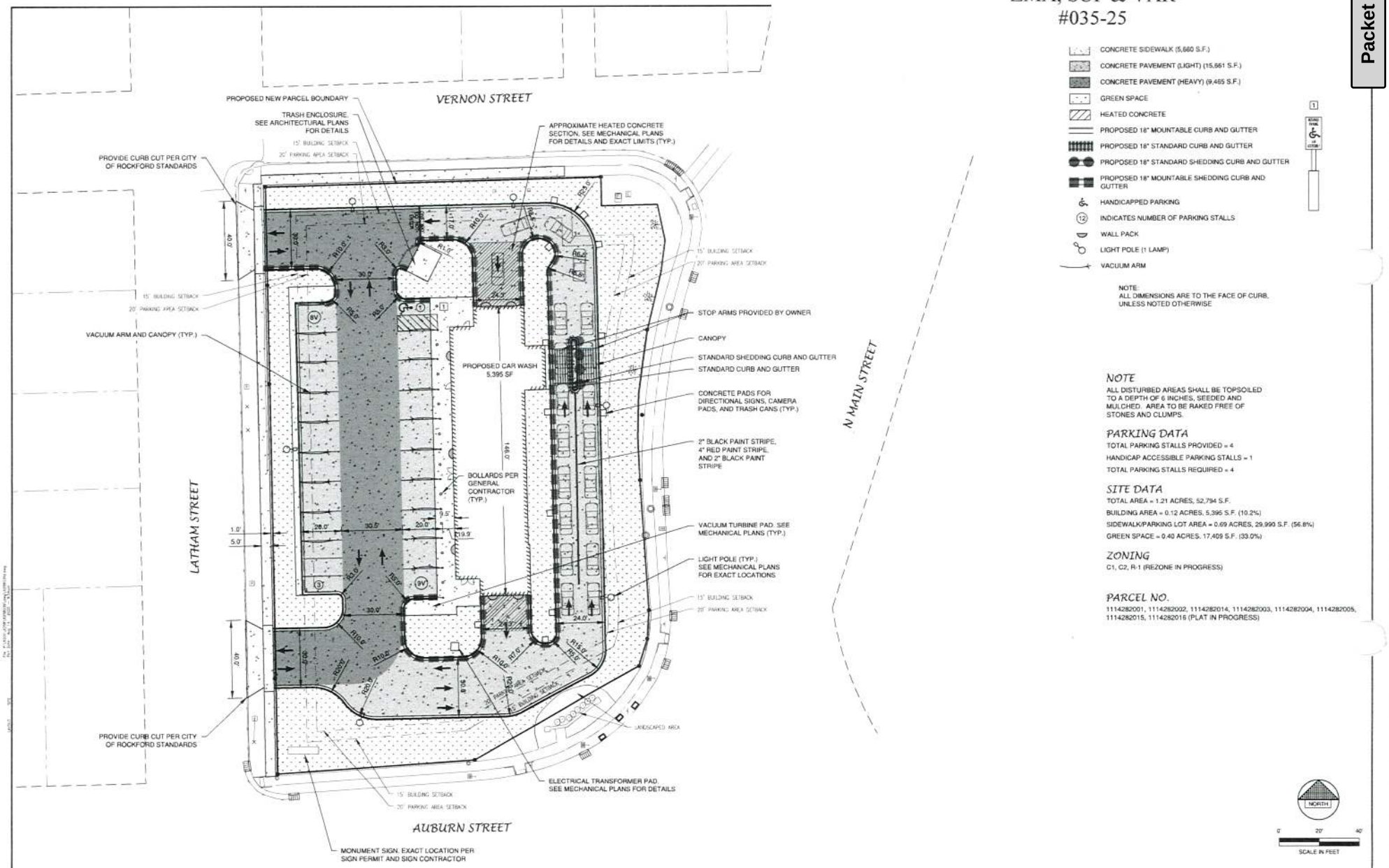


Exhibit F

1313 Auburn Street, 1518 North Main Street and 1502 North Main Street
ZMA, SUP & VAR
#035-25

	14	Hetz Columnar Juniper	Juniperus chinensis 'Hetzii Columnaris'	6' B&B
	45	Sea Green Juniper	Juniperus x pfitzeriana 'Sea Green'	36"
Shrubs				
	5	Goldflame Spirea	Spiraea x bumalda 'Goldflame' (S.x 'Goldflame')	#5 - 18"
	14	Little Lime® Hardy Hydrangea	Hydrangea paniculata 'Jane' USPP 22330	#5 - 18"
	29	Summer Snowflake Viburnum	Viburnum plicatum f. tomentosum 'Summer Snowflake'	#5 - 18"
	32	Wintergreen Boxwood	Buxus microphylla 'Wintergreen'	36"
Trees				
	5	European Hornbeam	Carpinus betulus	2.5" Cal.
	5	Red Maple, Swamp Maple	Acer rubrum	2.5" Cal.
	13	Skyline Honeylocust	Gleditsia triacanthos inermis 'Skyline'	2.5" Cal.

Landscape Installation Notes:

GENERAL:

-Landscape Contractor is responsible for coordinating work with general contractor to ensure the landscape scope of work doesn't interfere with existing or built conditions. They should note any discrepancies to the general contractor.

-Landscape Contractor is responsible for verifying the location of underground utilities by calling their local utility marking service.

-All plant material should be inspected by Landscape Contractor prior to installation to determine overall appearance and condition. Plant material that is damaged or has clear signs of stress should be rejected.

-Quantities of material shown on plan take precedence over the specification list or legend.

-If plant substitutions are required, Landscape Contractor is responsible for submitting recommendations to the client or client's representative.

-Irrigation system required and to be designed by qualified Irrigation Contractor - system must be programmable and capable of odd/even day use.

-This proposed landscape plan will mitigate/enhance site conditions in accordance to city requirements.

PLANTING:

-When excavating for plant pits, any excess rock or building material should be removed and replaced with specified soil mix backfill.

-All plant tags should be removed from material by Landscape Contractor.

-All planting beds should receive a minimum 3" deep layer of shredded hardwood mulch, unless otherwise noted.

-Edge all beds with a spade cut edge unless otherwise noted.

-All backfill around plant material should be removed during planting.

-All wire baskets and stakes should be removed during planting.

-Cut and remove top half of burlap around rootballs and cut and remove any twine around trunk or root flare.

-All stakes and guy wires and tree wrap are to be removed no more than 1 year after installation.

-Tree wrap, if used, is to be installed by November 1 and to be removed by April 1.

1" = 30'

Project Address

Club Car Wash
1502 N. Main Street
Rockford, Illinois 61103

elevate outdoor

Design Firm: Elevate Outdoor LLC.
1112 Bryan Road
O'Fallon, Missouri 63366

Consultant: Mark Gawriluk

Project Title: Club Car Wash
Rockford, Illinois

Sheet Title: Landscape Plan

Project Manager	Project ID
Drawn By: MVG	Scale: 1" = 30'
Reviewed By	Sheet No. L-1
Date: 8/13/2025	of 2

1525, 1521, 1515 and 1511 Latham Street, 1316 Vernon Street,
1313 Auburn Street, 1518 North Main Street and 1502 North Main S
ZMA, SUP & VAR
#035-25

	40	Sea Green Juniper	Juniperus x pfitzeriana 'Sea Green'	24"
Shrubs				
	5	Goldflame Spirea	Spiraea x bumalda 'Goldflame' (S.x 'Goldflame')	#5 - 18"
	14	Little Lime® Hardy Hydrangea	Hydrangea paniculata 'Jane' USPP 22330	#5 - 18"
	29	Summer Snowflake Viburnum	Viburnum plicatum f. tomentosum 'Summer Snowflake'	#5 - 18"
	32	Wintergreen Boxwood	Buxus microphylla 'Wintergreen'	24"
Trees				
	5	European Hornbeam	Carpinus betulus	2.5" Cal.
	5	Red Maple, Swamp Maple	Acer rubrum	2.5" Cal.
	2	Skyline Honeylocust	Gleditsia triacanthos inermis 'Skyline'	2.5" Cal.

Landscape Installation Notes:

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1" = 30'

Project Address

Club Car Wash
1502 N. Main Street
Rockford, Illinois 61103

elevate outdoor

Design Firm
Elevate Outdoor LLC.
1112 Bryan Road
O'Fallon, Missouri 63366

Consultant
Mark Gawriluk
Member Exp. APLD

Project Title
Club Car Wash
Rockford, Illinois

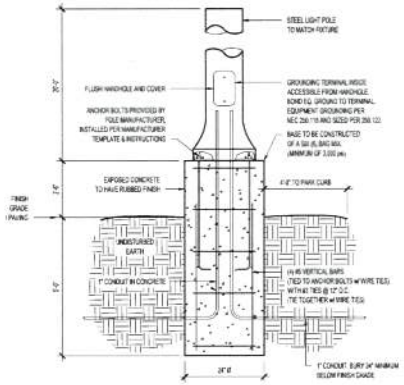
Sheet Title
Shrub Planting

Project Manager	Project ID
Drawn By: MVG	Scale: 1" = 30'
Reviewed By	Sheet No. L-2
Date: 8/13/2025	of 2

Exhibit C

1313 Auburn Street, 1518 North Main Street and 1502 North Main Street
ZMA, SUP & VAR
#035-25

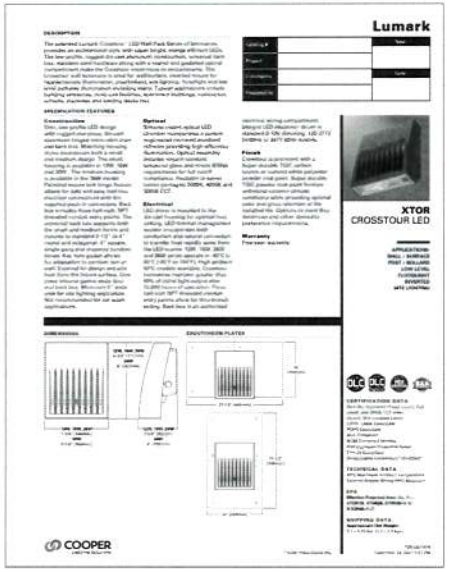
SITE PHOTOMETRIC PLAN
SCALE 1" = 20'-0"



TYPICAL LIGHT POLE DETAIL

SITE UTILITIES / SITE LIGHTING GENERAL NOTES

1. MAX. / MIN. RATIOS CALCULATED PER LIGHTING ORDINANCES, BASED ON 95% OF POINTS, LOWER & UPPER 2.5% EXCLUDED
2. POLE LOCATIONS, LIGHT FIXTURES AND FIXTURE MOUNTING HEIGHTS HAVE BEEN CAREFULLY SELECTED IN ORDER TO MEET REQUIRED LIGHTING LEVELS. ANY REQUESTED CHANGES MUST BE IN WRITING TO THE ENGINEER AND ACCOMPANIED BY A PHOTOMETRIC PLAN INDICATING THE COMPLIANCE WITH THE OWNERS AND THE LOCAL ORDINANCE LIGHTING REQUIREMENTS. CHANGES MUST BE APPROVED IN WRITING BY THE ENGINEER. FAILURE TO COMPLY WITH THIS REQUIREMENT MAY RESULT IN THE CONTRACTOR REPLACING OR RELOCATING FIXTURES AND/OR POLES AT THEIR EXPENSE.
3. VERIFY LIGHTING CONTROL PANEL SCHEDULES WITH OWNER.



SITE LIGHTING SCHEDULE

MARK	QUANTITY	MANUFACTURER	MODEL NO.	TYPE	VOLTS	AMPS	WATTS	LUMENS	CCT (°K)	CRI	LAMPS	MOUNTING
F1	3	MCGRAW-EDISON	GALN-SARC-740-U-T-BT-HSS	POLE	277	1.16	321	41,594	4,000	70	LED	POLE
F2	1	GALEON	GALN-SARC-740-U-SL-HSS	POLE	277	0.77	213	27,968	4,000	70	LED	POLE
WP1	7	LUMARK	XTOR3B-W	WALL PACK	277	0.14	38	3,121	4000	70	LED	WALL

NOTES
1. ALL LIGHT FIXTURES AND ASSOCIATED EQUIPMENT SHALL BE SUPPLIED BY OWNER, INSTALLED BY CONTRACTOR.
2. LIGHT FIXTURES ARE SUPPLIED BY OWNER AS PART OF A NATIONAL ACCOUNT WITH LIGHTING ASSOCIATES, INC. PLEASE CONTACT AUBREY HATFIELD AT LIGHTING ASSOCIATES INC WITH QUESTIONS: 573-291-3800 (hatfield@laweb.net
3. THE ELECTRICAL CONTRACTOR IS TO COORDINATE COUNTS OF FIXTURES WITH LIGHTING ASSOCIATES, INC.
4. THE ELECTRICAL CONTRACTOR IS TO COORDINATE FIXTURE DELIVERY WITH GENERAL CONTRACTOR.

ISSUE TITLE	DATE
ISSUE TITLE	DATE

THE PROFESSIONAL ENGINEER'S SEAL ON THIS DRAWING HAS BEEN AFFIXED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 327, RSMO. IN AFFIXING THIS SEAL THE ENGINEER TAKES RESPONSIBILITY FOR THE WORK SHOWN ON THIS DRAWING ONLY, AND NEITHER DISCLAIMS NOR HAS AN RESPONSIBILITY FOR OTHER PROJECT DRAWINGS NOT DIRECTLY BEARING THIS SEAL.

PRELIMINARY NOT INTENDED FOR CONSTRUCTION

Shane Reed, P.E.
PE-2009161814
MO Certificate of Authority #000239

Timberlake ENGINEERING
A Custom Engineering Company

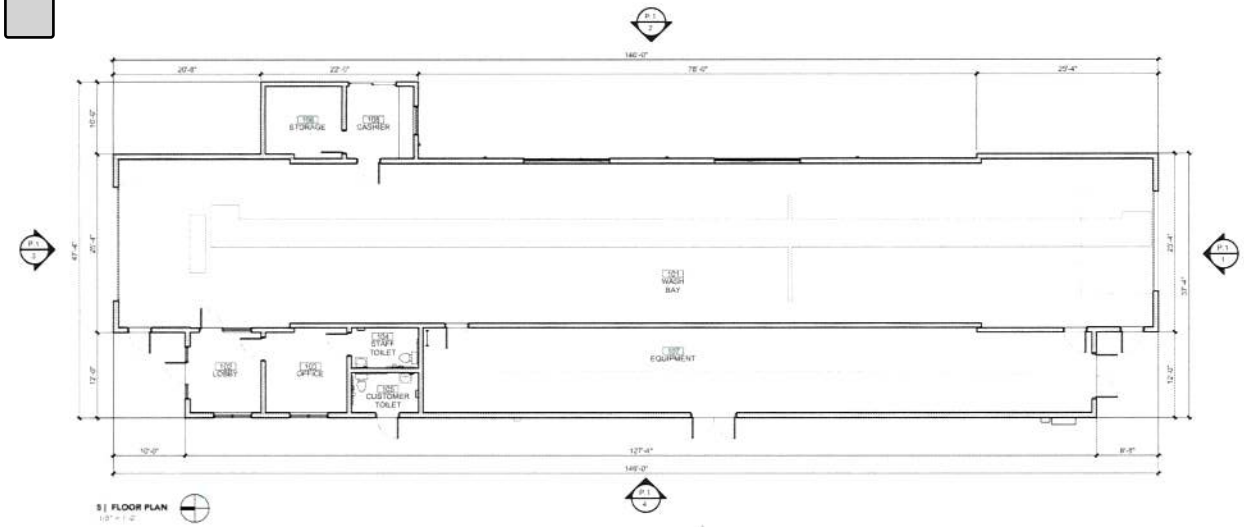
PROJECT No. C0129571 | DESIGNED BY NCC
DRAWN BY JLF | CHECKED BY SLF

PROJECT
CLUB CAR WASH
1502 N MAIN ST
ROCKFORD, IL

SHEET TITLE
SITE PHOTOMETRIC PLAN

SHEET NUMBER
MEP3

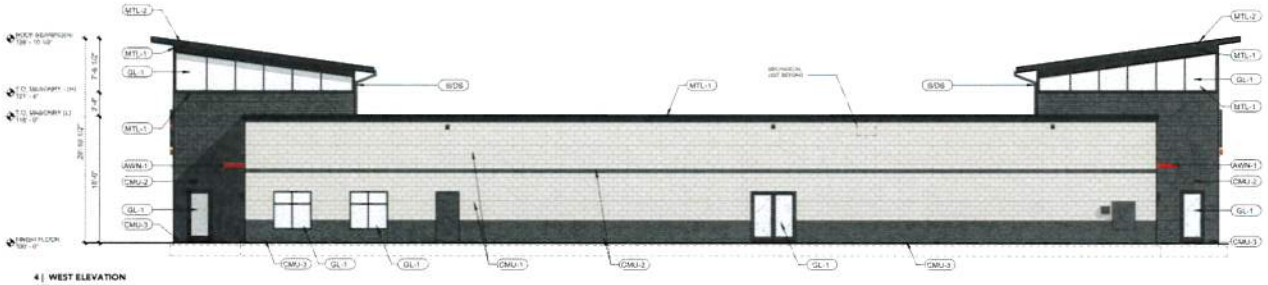
1525, 1521, 1515 and 1511 Latham Street, 1316 Vernon Street,
1313 Auburn Street, 1518 North Main Street and 1502 North Main Street
ZMA, SUP & VAR
#035-25



5 | FLOOR PLAN

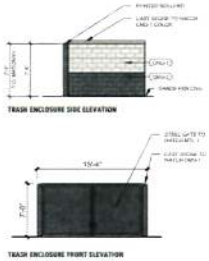
EXTERIOR MATERIAL LEGEND

- CMU-1 8" CMU SMOOTH FACE BLOCK (COLOR: PAINT SW7008 PEARLY WHITE)
- CMU-2 8" CMU SPLIT FACE BLOCK (COLOR: PAINT SW6990 CAVIAR)
- CMU-3 8" CMU SMOOTH FACE BLOCK (COLOR: PAINT SW6990 CAVIAR)
- GL-1 BLACK ANODIZED ALUMINUM STOREFRONT GLAZING SYSTEM W/ CLEAR GLASS
- GL-2 BLACK ANODIZED ALUMINUM STOREFRONT SYSTEM W/ GRAY SPANDREL GLASS
- AWN-1 RED PREFABRICATED FLAT METAL AWNING PROVIDED AND INSTALLED BY OWNER
- S/DS KYNAR-COATED SHEET METAL SCUPPER, DOWNSPOUT AND BOOT (COLOR: MATTE BLACK)
- MTL-1 KYNAR COATED METAL COPING (COLOR: MATTE BLACK)
- MTL-2 18" WIDE STANDING SEAM METAL ROOF (COLOR: MATTE BLACK)



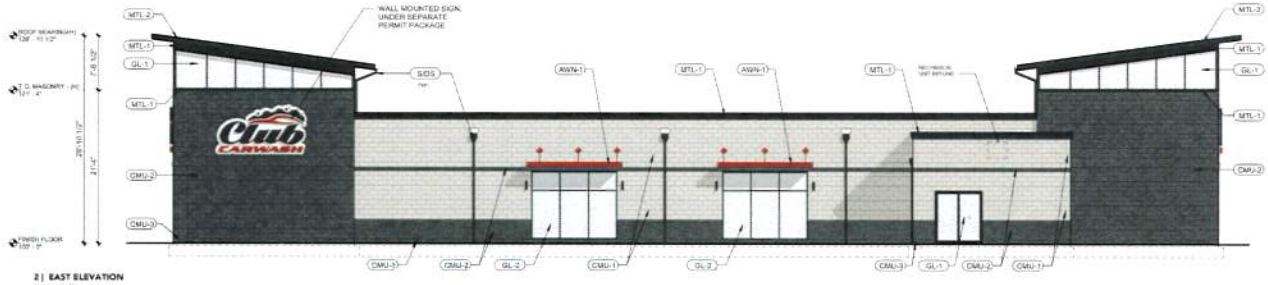
4 | WEST ELEVATION

3 | NORTH ELEVATION



TRASH ENCLOSURE SIDE ELEVATION

TRASH ENCLOSURE FRONT ELEVATION



2 | EAST ELEVATION

1 | SOUTH ELEVATION

FINKLE + WILLIAMS ARCHITECTURE

08/12/25

Robert E Lee & Associates, Inc.
Engineering | Environmental | Surveying | Ecological

920-662-9641
releeinc.com

August 5, 2025

Scott Capovilla
CITY OF ROCKFORD
425 East State Street
Rockford, IL 61104

RE: Club Car Wash Development – 1502 North Main Street, Rockford IL

Dear Mr. Capovilla:

On behalf of Club Car Wash, Robert E. Lee & Associates, Inc. is submitting the attached Zoning and Special Use Permit application and associated documentation for the proposed car wash development at 1502 North Main Street, Rockford IL. The proposed project includes the construction of a 5,393 square-foot automated car wash building and the associated paved parking lot, driveways, and vacuum stations.

The proposed car wash will be open Monday to Saturday from 7:00 AM to 8:00 PM during the summer and 7:00 AM to 7:00 PM during daylight savings. The car wash will only be open 8:00 AM to 8:00 PM or 8:00 AM to 7:00 PM on Sundays. The car wash will have 3-4 employees on-site during all hours of operation. The vacuum stalls will be self-serve, but the carwash will be staffed at all times.

As a part of this application, variations of the existing zoning requirements are requested as follows:

1. Reduction in parking setback width
2. Reduction in required perimeter landscaping
3. Elimination of foundation landscaping on Northern, Southern, and Western faces of building

Please do not hesitate to contact me regarding any questions.

Sincerely,

ROBERT E. LEE & ASSOCIATES, INC.

Michael R. Leidig, P.E. (WI)
Civil Engineer

MRL

ENC.

Attachment: 1525, 1521, 1515 and 1511 Latham Street, 1316 Vernon Street, 1313 Auburn Street, 1518 North Main Street and 1502 North Main

Number	Event Date	Location	Situation Reported	C	
23-269290	12/02/2023 06:20:55 PM	1502 N Main St	911 CELLULAR HANG UP	9: PENDING	Rockford Police Department