

MINUTES OF THE LOVES PARK ZONING BOARD OF APPEALS
THURSDAY, SEPTEMBER 17, 2015
6:00 P.M.
CITY COUNCIL CHAMBERS
LOVES PARK CITY HALL

1. CHAIRMAN HOWLETT CALLED THE MEETING TO ORDER AT 6:00 P.M.

MEMBERS PRESENT: ALISE HOWLETT, THOMAS FREESMEIER, CATHY NELSON,
BRIAN KERN, NICHOLAS BECKER, SHAWN NOVAK,
LYNDI TOOILL

OTHERS PRESENT: ZONING OFFICER – ANDREW QUINTANILLA
DEPUTY COMMUNITY DEVELOPMENT DIRECTOR –
STEVE THOMPSON
ATTORNEY PHIL A. NICOLSI
SECRETARY – SHEILA MILLS

OTHERS ABSENT: PLANNING OFFICER – NATE BRUCK

Chairman Howlett announced that the next Community Development Committee meeting will be held Wednesday, September 30, 2015 at 6:00 p.m.

2. MINUTES

Mrs. Novak moved to approve the minutes from the meeting held August 20, 2015.
Second by Mrs. Nelson. Motion carried by voice vote.

3. ZONING OFFICE REPORT

Mr. Quintanilla indicated that next month's Zoning Board of Appeals meeting is canceled due to lack of Agenda.

4. COMMUNICATIONS

Mr. Quintanilla presented photos pertaining to Unfinished Business Item A.

5. UNFINISHED BUSINESS

A. 4301 MCFARLAND ROAD – Amendment to a Special Use Permit for outside storage in the CR Zoning District. Appropriate notice has been given.

Charles Thomas, 4175 McFarland Road, Loves Park, IL was sworn in as Petitioner. Mr. Thomas indicated that King's Acres Self-Storage is located on the property and he is requesting an amendment to the Special Use Permit to allow for additional outside storage. He thought he would be able to get the 6 trees planted before winter.

No objectors present.

Mr. Kern moved to approve an amendment to a Special Use Permit for outside storage in the CR Zoning District for the property commonly known as 4301 McFarland Road, with the following conditions:

1. The Special Use Permit shall expire with the change in property ownership, sale of the business of the mini warehouse storage, or discontinuance of the business of the mini warehouse storage.
2. Only the areas designated for outside storage according to the official site plan shall be used and no additional areas can be created.
3. The Special Use Permit shall be revoke with verified complaints from adjacent property owners.
4. Only licensed operable vehicles shall be stored on the property and in the designated parking area for outside storage. Vehicles include passenger vehicles, commercial vehicles and equipment, and trailers.
5. No construction or bulk materials are permitted to be stored on the property.
6. Gravel shall be permitted for the outside storage area as submitted and outlined from the official site plan.
7. Six trees shall be planted along the front of the property facing Rock Valley Parkway. The trees shall be 5 to 6 in. in diameter and be a minimum height of 20 ft. when planted. The trees shall be placed a maximum of 30 ft. apart.

Second by Mrs. Novak. The findings of the facts have been met and discussed in accordance with the zoning recommendations provided.

MOTION APPROVED 6-0

6. NEW BUSINESS

A. Use determination for evening, overnight, weekly and monthly semi/semi-tractor trailer parking that is rented or offered free to commercial vehicles as a permitted use in the IL-CR Zoning District.

Dan Murdock, 4020 McFarland Road, Loves Park IL, was sworn in. Mr. Murdock indicated that he would like to offer parking for evening, overnight, weekly and monthly semi/semi-tractor trailer/commercial parking at his property. He spoke about the shortage of semi-tractor trailer parking in the city and pointed out other places where truck parking is allowed.

Mr. Thompson stated that the board needs to determine if this is a permitted use in IL-CR Zoning and which zoning category would be appropriate.

Mr. Kern moved that evening, overnight, weekly, and monthly semi/semi-tractor trailer parking that is rented or offered free to commercial vehicles be permitted in IH Zoning District and is not appropriate for any other district. Second by Mrs. Novak.

MOTION APPROVED 6-0

7. Public Participation and Comment

None

8. General Discussion

None

Mr. Becker moved that the meeting be adjourned. Second by Mr. Freesmeier. Motion carried by voice vote. The meeting was adjourned at 7:15 p.m.

APPROVED:
Sheila Mills, Secretary