

MINUTES OF THE LOVES PARK ZONING BOARD OF APPEALS
THURSDAY, DECEMBER 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: THOMAS FREESMEIER, CATHY NELSON, BRIAN KERN,
SHAWN NOVAK, LYNDI TOO HILL

MEMBERS ABSENT: NICHOLAS BECKER

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, January 6, 2016 at 5:30 p.m.

2. MINUTES

Mrs. Nelson moved to approve the minutes from the meeting held November 19, 2015.
Second by Mrs. Novak. Motion carried by voice vote.

3. ZONING OFFICE REPORT

None

4. COMMUNICATIONS

None

5. UNFINISHED BUSINESS

None

6. NEW BUSINESS

- A. 4640 FENTON LANE – VARIANCE IN THE MINIMUM LOT SIZE REQUIREMENT OF 8,800 SQ. FT. TO A REQUESTED 8,502 SQ. FT. IN THE R2 ZONING DISTRICT.**
Appropriate notice has been given.

Lisa Hougan, 6105 Valhalla Drive, Loves Park, IL was sworn in as Petitioner and indicated that she is requesting the Variance so the property could be replatted to a separate parcel, which will allow for refinancing.

No objectors present.

Mr. Kern moved to approve a Variance in the minimum lot size requirement of 8,800 sq. ft. to a requested 8,502 sq. ft. in the R2 Zoning District for the property commonly known as 4640 Fenton Lane. Second by Mrs. Toohill. The findings of the facts have been met and discussed in accordance with the zoning recommendations provided.

MOTION APPROVED 4-0 (Mrs. Nelson Abstained)

B. 4320 & 4340 MARSH HAWK DRIVE – ZONING MAP AMENDMENT FROM IL/CR ZONING DISTRICT TO THE CO ZONING DISTRICT. Appropriate notice has been given.

Karen Walsh, 7639 N. Alpine Road, Rockford, IL and James Williams 5774, Jackees Drive, Loves Park, IL were sworn in.

Ms. Walsh indicated that they are requesting a Zoning Map Amendment to construct an assisted living facility at the site.

No objectors present.

Mrs. Novak moved to approve a Zoning Map Amendment from the IL/CR Zoning District to the CO Zoning District for the properties commonly known as 4320 and 4340 Marsh Hawk Drive. Second by Mr. Kern. The findings of the facts have been met and discussed in accordance with the zoning recommendations provided.

MOTION APPROVED 5-0

C. 4201 MULFORD ROAD – SPECIAL USE PERMIT FOR AN EXTERMINATING BUSINESS ESTABLISHMENT IN THE CO ZONING DISTRICT. Appropriate notice has been given.

Jared Frank, 12648 Senna Place, Winnebago, IL and Jennifer Kiesling, 207 Jones Way, Poplar Grove, IL. Mr. Frank indicated that he is requesting a Special Use Permit for his exterminating business to be located at 4201 Mulford Rd. He stated that the property would be used primarily as office space and some chemicals would be stored in the garage on the property. He added that only the spare vehicle would be stored in the parking lot overnight.

No objectors present.

Mr. Kern moved to approve a Special Use Permit for an exterminating business in the CO Zoning District for the property commonly known as 4201 Mulford Road, with the following conditions:

1. The parking lot shall be re-stripped, weather permitting, by no later than April 20, 2016.
2. The dumpster enclosure shall be completed, weather permitting, no later than April 30, 2016.
3. The Special Use Permit shall expire with the change in property ownership or discontinuance of the exterminating business.
4. The landscaping shall not be reduced beyond what is indicated on the site plan.
5. The Special Use Permit shall be revoked with verified complaints from adjacent property owners or businesses.
6. Chemicals shall not be mixed on-site and the disposal of unused residual chemical mixtures shall meet federal and state regulations for disposal, as well as, the Rock River Reclamation District's guidelines for disposal.

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

MOTION APPROVED 5-0

D. TEXT AMENDMENT TO ARTICLE III, SECTION 102-190, TO ADD SECTION 102-190, (B) (2) (V) (1), IN THE IH ZONING DISTRICT – EVENING, OVERNIGHT, WEEKLY, AND MONTHLY SEMI/SEMI-TRACTOR TRAILER PARKING THAT IS RENTED OR OFFERED FREE TO COMMERCIAL VEHICLES.

No objectors present.

Mrs. Novak moved to approve a Text Amendment to Article III, Section 102-190, to add Section 102-190, (B) (2) (V) (1), in the IH Zoning District – Evening, overnight, weekly, and monthly semi/semi-tractor trailer parking that is rented or offered free to commercial vehicles. Second by Mr. Kern.

MOTION APPROVED 5-0

7. Public Participation and Comment

None

8. General Discussion

Mr. Thompson asked the board if they considered changing the meeting time to 5:30 p.m.

Attorney Nicolosi commented that he has traffic court for Loves Park on Thursday afternoons so he might be late occasionally, but he doesn't see a problem moving the meeting time to 5:30 p.m.

Mrs. Nelson commented that she doesn't see a problem with moving the meeting time to 5:30 p.m. but may be late occasionally as she drives from Crystal Lake from her work.

It was the consensus of the board that starting after the first of the year the meeting will start at 5:30 p.m.

Mrs. Novak moved that the meeting be adjourned. Second by Mrs. Nelson. Motion carried by voice vote. The meeting was adjourned at 6:22 p.m.

APPROVED:
Sheila Mills, Secretary