

MINUTES OF THE LOVES PARK ZONING BOARD OF APPEALS
THURSDAY, APRIL 21, 2016
5:30 P.M.
CITY COUNCIL CHAMBERS
LOVES PARK CITY HALL

1. VICE-CHAIRMAN SHAWN NOVAK CALLED THE MEETING TO ORDER AT 5:35 P.M.

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

MEMBERS ABSENT: ALISE HOWLETT

OTHERS PRESENT: ZONING OFFICER – ANDREW QUINTANILLA
ATTORNEY PHIL A. NICOLosi
SECRETARY – SHEILA MILLS

OTHERS ABSENT: COMMUNITY DEVELOPMENT DEPUTY DIRECTOR – STEVE
THOMPSON
PLANNING OFFICER – NATE BRUCK

Vice-Chairman Novak announced that the next Community Development Committee meeting will be held Wednesday, May 4, 2016 at 5:30 p.m.

2. MINUTES

Mr. Becker moved to approve the minutes from the meeting held March 17, 2016.
Second by Mr. Freesmeier. Motion carried by voice vote.

3. ZONING OFFICE REPORT

None

4. COMMUNICATIONS

Mr. Quintanilla presented an updated site plan for Agenda Item C.

5. UNFINISHED BUSINESS

None

6. NEW BUSINESS

Items A. and B. were discussed together and voted on separately.

- A. 1113 NORTHFIELD AVENUE – VARIANCE TO WIDEN THE DRIVEWAY IN FRONT OF
AND ALONGSIDE OF THE HOME IN THE R1 ZONING DISTRICT.** Appropriate notice
has been given.

Desa Ciufo, 1113 Northfield Avenue, Loves Park, IL was sworn in as Petitioner and stated that she is requesting a Variance to widen the driveway 81-inches and a Variance to build a covered porch on the front of the house. The expansion of the driveway will allow for easier access for her mother-in-law who may be living in the home in the future. The porch addition will enhance the overall aesthetic of the property.

No objectors present.

Mrs. Toohill moved to approve a Variance to widen the driveway in front of and alongside of the home in the R1 Zoning District for the property commonly known as 1113 Northfield Avenue. Second by Mrs. Nelson. The findings of the facts have been met and discussed in accordance with the zoning recommendations provided.

MOTION APPROVED 5-0

- B. 1113 NORTHFIELD AVENUE – VARIANCE TO ALLOW A COVERED PORCH TO EXTEND 6-FT. IN THE REQUIRED BUILDING SETBACK IN THE R1 ZONING DISTRICT.** Appropriate notice has been given.

No objectors present.

Mr. Freesmeier moved to approve a Variance to allow a covered porch to extend 6-ft. in the required building setback in the R1 Zoning District for the property commonly known as 1113 Northfield Avenue. Second by Mrs. Nelson. The findings of the facts have been met and discussed in accordance with the zoning recommendations provided.

MOTION APPROVED 5-0

- C. 518 MERRILL AVENUE – AN AMENDMENT TO A SPECIAL USE PERMIT TO ALLOW 36% OF THE BUILDING TO BE USED AS OFFICE SPACE, AND TO ALLOW 64% OF THE BUILDING TO BE USED AS WAREHOUSE SPACE IN A MULTI-TENANT COMMERCIAL BUILDING IN THE CR ZONING DISTRICT.** Appropriate notice has been given.

Karl Fauerbach, 9617 Baldwin Drive, Machesney Park, IL was sworn in as Petitioner. Mr. Fauerbach is requesting an amendment to a Special Use Permit, which was granted in 2012, allowing him to use 50% of the building to be used for commercial offices space, and the remaining 50 % to be used as warehouse storage for his business. He is now planning to build a 1,800 sq. ft. addition to the building to be used as a warehouse. Mr. Fauerbach's request is for 36% of the building to be used as office space and 64% of the building to be used as warehouse space.

No objectors present.

Mr. Kern moved to approve an amendment to a Special Use Permit to allow 36% of the building to be used as office space, and to allow 64% of the building to be used as warehouse space in a multi-tenant commercial building in the CR Zoning District, with the following conditions:

1. Low-lying shrubs and perennials shall be required for the planter bed on Merrill Avenue.
2. A site obscuring dumpster enclosure shall be installed.
3. The parking lot shall be striped, according to the site plan, no later than October of 2016.
4. No brush, debris, or yard waste taken from other sites related to the owner's maintenance of his properties shall be permitted to be stored or disposed of onsite.

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

MOTION APPROVED 5-0

7. Public Participation and Comment

None

8. General Discussion

None

Mr. Kern moved that the meeting be adjourned. Second by Mrs. Nelson. Motion carried by voice vote. The meeting was adjourned at 5:55 p.m.

APPROVED:
Sheila Mills, Secretary