

**MINUTES OF THE LOVES PARK ZONING BOARD OF APPEALS**  
**THURSDAY, MAY 19, 2016**  
**5:30 P.M.**  
**CITY COUNCIL CHAMBERS**  
**LOVES PARK CITY HALL**

1. VICE-CHAIRMAN SHAWN NOVAK CALLED THE MEETING TO ORDER AT 5:36 P.M.

MEMBERS PRESENT: CATHY NELSON, NICHOLAS BECKER, SHAWN NOVAK,  
LYNDI TOO HILL

MEMBERS ABSENT: ALISE HOWLETT, THOMAS FREESMEIER, BRIAN KERN

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, June 1, 2016 at 5:30 p.m.

2. MINUTES

Mrs. Nelson moved to approve the minutes from the meeting held April 21, 2016.  
Second by Mrs. Toohill. Motion carried by voice vote.

3. ZONING OFFICE REPORT

None

4. COMMUNICATIONS

None

5. UNFINISHED BUSINESS

None

6. NEW BUSINESS

- A. 6214 NORTH SECOND STREET & 6216 NORTH SECOND STREET – Special Use Permit renewal for an automobile sales lot in the CR Zoning District.** Appropriate notice has been given.

Taylor O'Brien, 5409 Hollis Avenue, Loves Park IL was sworn in on behalf of the Petitioner. Ms. O'Brien indicated that they are requesting a renewal of a Special Use Permit originally granted in 2010. She stated that she has reviewed recommended conditions of the Special Use Permit and is in agreement of the conditions.

Mr. Quintanilla received a letter from Attorney John Gilbert, who is representing the petitioner, stating the property will be brought to specifications based on the submitted site plan. Mr. Quintanilla explained that the original Special Use Permit was granted in 2010 and was to be renewed after one year, but it expired in 2011 and was not renewed at that time.

No objectors present.

Mr. Becker moved to approve a Special Use Permit renewal for an automobile sales lot in the CR Zoning District for the property commonly known as 6214 & 6216 North Second Street, with the following conditions:

1. There shall be no more than 30 vehicles for sale at any given time.
2. Storage of personal vehicles, personal recreational vehicles, personal trailers, and any vehicle not for sale in conjunction with the business shall not be permitted on site.
3. The two required trees shall be installed along the northeastern perimeter of the property. The first tree shall be set back 25-ft. from the North Second Street frontage property line, and the second tree shall be set back 45-ft. from the same frontage property line. The approval of the landscape requirement shall be done as part of an administrative review.
4. The Special Use Permit shall expire with the change in property ownership, change in business ownership, or discontinuance of the automobile sales business.
5. The Special Use Permit may be revoked with verified complaints from adjacent businesses, adjacent property owners, or other verified sources.
6. The easement that runs along the west side of the property shall not be used for the storage of vehicles or parking. It shall always remain unobstructed.
7. The required parking shall be striped by no later than June 30, 2016.
8. There shall be no automobile repair permitted at this location.

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**

**B. 5440 TALLADEGA DRIVE – Variance to widen the driveway in front of and alongside of the home in the R1 Zoning District.** Appropriate notice has been given.

Dustin Donaldson, 5440 Talladega Drive, Loves Park was sworn in as Petitioner. Mr. Donaldson indicated that he is requesting a Variance to expand his driveway 10-ft. wide to 21-ft. long from the back of the garage to the sidewalk. He stated that his grandparents will be moving in with him soon and they will need additional parking.

Mr. Quintanilla stated that originally staff recommended denial of the Variance for lack of hardship; however, at the time he was preparing the recommendation he was unaware that grandparents were moving into the residence, which could be considered a hardship.

No objectors present.

Mr. Becker 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 5440 Talladega Drive. 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**

7. Public Participation and Comment

None

8. General Discussion

Discussion about the definition of a hardship.

Mrs. Nelson moved that the meeting be adjourned. Second by Mrs. Toohill. Motion carried by voice vote. The meeting was adjourned at 6:12 p.m.

APPROVED:  
Sheila Mills, Secretary