

**MINUTES OF THE LOVES PARK ZONING BOARD OF APPEALS**  
**THURSDAY, JUNE 15, 2017**  
**5:30 P.M.**  
**CITY COUNCIL CHAMBERS**  
**LOVES PARK CITY HALL**

1. CHAIRMAN ALISE HOWLETT CALLED THE MEETING TO ORDER AT 5:30 P.M.

MEMBERS PRESENT: ALISE HOWLETT, BRIAN KERN, SHAWN NOVAK,  
LINDY TOO HILL

MEMBERS ABSENT: NICHOLAS BECKER, CATHY NELSON,

OTHERS PRESENT: ZONING OFFICER - ANDREW QUINTANILLA  
ATTORNEY PHIL A. NICOLosi (ARRIVED AT 6:00 P.M.)  
SECRETARY - SHEILA MILLS

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

Chairman Howlett announced that the next Community Development Committee meeting will be held Wednesday, June 28, 2017 at 5:30 p.m.

2. MINUTES

Mrs. Novak moved to approve the minutes from the meeting held May 18, 2017. Second by Mr. Kern. Motion carried by voice vote.

3. ZONING OFFICE REPORT

None

4. COMMUNICATIONS

Mr. Quintanilla presented a photo pertaining to Item A.

5. UNFINISHED BUSINESS

None

6. NEW BUSINESS

**A. 4003 MCFARLAND ROAD – SPECIAL USE PERMIT FOR 100% OFFICE SPACE IN THE CR ZONING DISTRICT.** Appropriate notice has been given.

Steve and Andrea Hryszczyk, 10112 Wentworth Place, Belvidere IL 61008 were sworn in as Petitioners.

Mr. Hryszczyk indicated that he is requesting a Special Use Permit for 100% office space in the CR Zoning District as he is planning to build a structure at 4003 McFarland Road to

be used for small business office space.

Mr. Hrysczyk stated that there is a need in the area for office space for small business that may be looking to move their business out of their home.

Mrs. Hrysczyk indicated that her husband has been very successful in creating and managing this type of small business office space.

Mr. Novak asked about the number of floors for the building and about the rooftop.

Mr. Hrysczyk stated that he is planning three levels to be built on a slab and he would like the tenants to have access to the rooftop for special work areas.

Mrs. Howlett commented that if the rooftop was to be utilized, the building would be considered four floors.

Mr. Kern stated that the structure will need to be beyond 45-ft for four stories, to allow for ductwork, unless he plans to have 7-ft ceilings.

Mrs. Howlett expressed concern that the site plan submitted in the packet indicates the structure will be two story, but the photo that was just provided to the board illustrates four stories.

Mr. Quintanilla stated that the structure could be up to 45 ft. and still meet the required setback of 10-ft.

No objectors present.

Mrs. Novak moved to approve a Special Use Permit for 100% office space in the CR Zoning District for the property commonly known as 4003 McFarland Road, with the following conditions:

1. The Special Use Permit shall expire with the future re-development of the property.
2. Any minor changes to the site plan submitted as part of the approval shall be approved as part of an administrative review by the Zoning Officer.
3. The structure shall meet the requirements for the building height.

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

**MOTION APPROVED 4-0 (Chairman Howlett voted)**

**7. Public Participation and Comment**

None

**8. General Discussion**

Discussion about the consideration of conceptual plans that may still be evolving and approving items that do not turn out as planned.

Mrs. Novak moved that the meeting be adjourned. Second by Mrs. Toohill. Motion carried by voice vote. The meeting adjourned at 6:10 p.m.

Sheila Mills, Secretary