

MINUTES OF THE LOVES PARK ZONING BOARD OF APPEALS
THURSDAY, DECEMBER 21, 2017
5:30 P.M.
CITY COUNCIL CHAMBERS
LOVES PARK CITY HALL

1. CHAIRMAN ALISE HOWLETT CALLED THE MEETING TO ORDER AT 5:31 P.M.

MEMBERS PRESENT: DENNIS HENDRICKS, CATHY NELSON, BRIAN KERN,
SHAWN NOVAK, LINDY TOO HILL

ABSENT: ALISE HOWLETT, NICHOLAS BECKER

OTHERS PRESENT: ANDREW QUINTANILLA - ZONING OFFICER
ATTORNEY GINO GALLUZZO
COMMUNITY DEVELOPMENT DIRECTOR
– STEVE THOMPSON
SHEILA MILLS - SECRETARY

OTHERS ABSENT: NATE BRUCK – ECONOMIC DEVELOPMENT/PLANNING
DIRECTOR
ATTORNEY PHIL A. NICOLOSI

Chairman Novak announced that the next Community Development Committee meeting will be held January 3, 2018 at 5:30 p.m.

2. MINUTES

Mrs. Toohill moved to approve the minutes from the meeting held November 16, 2017.
Second by Mr. Hendricks. Motion carried by voice vote.

3. ZONING OFFICE REPORT

None

5. UNFINISHED BUSINESS

A. TENTATIVE PLAT OF SILO CROSSINGS. Appropriate notice has been given.

Nicholas Becker, R. K. Johnson & Associates Inc. 1515 Windsor Road, Loves Park, IL was sworn in as Petitioner. Mr. Becker presented the Tentative Plat of Silo Crossing Option A. and Option B. for a planned unit development, which is a mixed use of multifamily, duplexes, and single-family homes. He presented the same Tentative Plat (Option A) which was laid over from last month's Zoning Board of Appeals meeting as well as an alternative (Option B), which does not connect to Park Valley Road. Mr. Becker indicated that Option A is supported by city staff and it does not require a Variance from city code. He added that in regards to the full drainage design and engineering review will happen after the Tentative Plat has been approved by the city. Option B is a similar layout but Park Valley Road is not connected and would remain a stub and become a dead-end street, which is against city code and would require a Variance.

Mr. Thompson reiterated that Option B is not supported by city staff and it violates city code. He stated that the Park Valley Road stub street was intended to connect to future development and he added that staff recommends the approval of Option A.

Mike Maust, 5298 Sand Piper Place, Loves Park was sworn in as Petitioner. Mr. Maust stated that they are presenting an alternate Option B, however, he feels Option A is the best option.

Steve Hinck, 6914 John Deere Drive, Loves Park, was sworn in as Objector and he indicated that he is in favor of Option B.

Susan Marsh, 5128 Wil-Acre Drive, Loves Park was sworn in as Objector and she indicated that he is in favor of Option B.

John Mori, 5139 Wil-Acre Drive, Loves Park was sworn in as Objector and he indicated that he is in favor of Option B.

Monica Lynch, 5015 Wil-Acre Drive, Loves Park was sworn in as Objector and she indicated that she is in favor of Option B.

Attorney Galluzzo commented that the Petitioner is proposing two options. The Zoning Board of Appeals will recommend one Option, but both Options will be considered to the Community Development Committee meeting.

Mrs. Toohill indicated that she can see the points on both sides.

Mr. Thompson stated that it is the goal of the city to create neighborhoods and not isolated subdivisions.

Mr. Kern stated that although he feels Option B. is more desirable, he does not approve of violating city ordinance. He will be supporting Option A.

Mrs. Nelson stated that she is concerned with setting a precedent with considering similar issues in the future.

Mrs. Nelson moved to approve Option A for the Tentative Plat of Silo Crossings, with the following conditions:

1. A 12-ft utility easement shall be identified on the south end of Lot 23 and Lot 26.
2. A 12-ft utility easement shall be identified on the East property line of Lot 26.
3. Add a 12-ft utility easement be identified on the North property line of Lot 22.
4. Rear setback lines shall be identified on Lots 1 and 2.
5. A utility easement shall be identified on Lot 23, between buildings number 13/14 and 15/16.
6. Change certificate to reflect what is required under Chapter 78, Article II, Section 78-31 (1).
7. A note shall be added stating that Lot 26 is for recreational purposes only and residential/commercial development is prohibited.
8. Preliminary storm water calculation shall be provided to ensure no major changes will be needed to the drainage and storm water detention easements depicted on the tentative plat.

9. Building setback distances shall be provided on the south setback lines for Lots 11 and 12.
10. Park Valley Road shall be changed to Park Valley Drive.

Second by Mr. Kern.

MOTION APPROVED 4-0

6. NEW BUSINESS

None

7. PUBLIC PARTICIPATION AND COMMENT

None

8. General Discussion

Discussion regarding possible solutions to similar issues in the future.

Mrs. Toohill moved that the meeting be adjourned. Second by Mr. Hendricks. Motion carried by voice vote. The meeting adjourned at 6:30 p.m.

Sheila Mills, Secretary