

MINUTES OF THE LOVES PARK ZONING BOARD OF APPEALS
THURSDAY, JANUARY 18, 2018
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: DENNIS HENDRICKS, CATHY NELSON, BRIAN KERN,
SHAWN NOVAK, LYNDI TOO HILL

ABSENT: ALISE HOWLETT, NICHOLAS BECKER

OTHERS PRESENT: ANDREW QUINTANILLA - ZONING OFFICER
ATTORNEY PHIL NICOLOSI
NATE BRUCK - ECONOMIC DEVELOPMENT/PLANNING
DIRECTOR
SHEILA MILLS – SECRETARY

OTHERS ABSENT: COMMUNITY DEVELOPMENT DIRECTOR –
STEVE THOMPSON

Vice Chairman Novak announced that the next Community Development Committee meeting will be held January 31, 2018 at 5:30 p.m.

2. MINUTES

Mrs. Nelson moved to approve the minutes from the meeting held December 21, 2017.
Second by Mr. Hendricks. Motion carried by voice vote.

3. ZONING OFFICE REPORT

None

5. UNFINISHED BUSINESS

**A. 6601 NORTH SECOND STREET – SPECIAL USE PERMIT FOR AN AUTOMOBILE
SALES LOT IN THE CR ZONING DISTRICT.** Appropriate notice has been given.

Jim Michalsen, 9924 Shore Drive, Machesney Park, IL, was sworn in as Petitioner. Mr. Michalsen indicated that he recently moved his car lot from Machesney Park to this location and he is requesting a Special Use Permit. Mr. Michalsen is in agreement with all of the staff recommendations except for No. 11; he would like an amended to allow for the placement of price and year on the windshield of the vehicle for sale.

No objectors present.

Mrs. Nelson moved to approve a Special Use Permit for an automobile sales lot in the CR Zoning District for the property commonly known as 6601 North Second Street, with the following conditions:

1. All customer, employee, and vehicle sales area parking shall be striped as shown on the approved site plan by no later than May 31, 2018. The newly created sales area and employee parking area off of the alley shall be curbed.
 2. A curbed planter bed shall be installed to the north property line, observing a 24-ft. ingress/egress for vehicle circulation. It shall mirror the existing planter bed on the North Second Street frontage. The planter bed installation shall coincide with the creation of the new sales area, or be fully installed on or before May 31, 2018.
 3. The Special Use Permit shall be revoked if the requirements for the landscaping are not met on or before May 31, 2018. All landscaping shall consist of live plants and be replaced if such plants or trees have succumbed to conditions relating to the weather. Additionally, 3 non-fruit bearing Bradford Pear Trees shall be planted in the southern planter bed on Windsor Road to replace the mature trees being removed for a new vehicles sales area.
 4. The 24-ft vehicle circulation and the 18-ft vehicle circulation shall remain unobstructed at all times. Parking cars for sale in these areas shall not be permitted.
 5. If the owner improves the property with the additional seals area, the 25' x 90' sales area indicated on the site plan, the owner shall be allowed up to 39 vehicles for sale at this location. Until the improvements have been made and approved by the City, the owner shall only be permitted 30 vehicles for sale at this location.
 6. Vehicles for sale shall only be permitted in the parking stalls, and parking vehicles for sale across striped parking stalls shall not be permitted. Vehicle display lifts or other vehicle platforms shall not be permitted.
 7. Loading or unloading shall only be permitted in the rear of the business in the alley. No vehicles for sale shall be permitted or employee parking shall be permitted on the service drive on North Second Street.
 8. The sales lot shall not be a "buy here, pay here" establishment. All financing shall be through an off-site third party.
 9. The business shall be limited to the sale of passenger motor vehicles only. Only passenger vehicles weighing 6,000 lbs or less shall be permitted. Oversized commercial vehicles that are to be licensed and used for the transportation of goods or materials, rather than passengers, shall not be permitted.
 10. The business shall not be permitted the storage of the owner or employees personal vehicles, trailers, cars, trucks, plows, campers, rvs or boats.
 11. Signage shall only be permitted to be placed on the inside of the rear passenger window on paper, indicating price, options, and other relevant information. Signage of year, model, price, shall be permitted on the front passenger windshield with the use of manufactured professional appearing letters and numbers for any vehicle for sale.
 12. The Special Use Permit expires with the change in property ownership, change in business ownership, or discontinuance of the business.
 13. The Special Use Permit shall be revoked with verified complaints from adjacent businesses, or property owners.
 14. Vehicle repair work, servicing, or auto bodywork shall not be permitted.
 15. The business shall establish commercial trash removal, and obtain a 95-gallon trash tote that may be stored inside of the car wash service bay.
- 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

6. NEW BUSINESS

None

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 adjourned at 6:00 p.m.

Sheila Mills, Secretary