

MINUTES OF THE LOVES PARK ZONING BOARD OF APPEALS
THURSDAY, FEBRUARY 15, 2018
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: DENNIS HENDRICKS, CATHY NELSON, BRIAN KERN,
NICOLAS BECKER, SHAWN NOVAK, LYNDI TOOHILL

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

Chairman Howlett announced that the next Community Development Committee meeting will be held February 28, 2018 at 5:30 p.m.

2. MINUTES

Mrs. Novak moved to approve the minutes from the meeting held January 18, 2018.
Second by Mrs. Nelson. Motion carried by voice vote.

3. ZONING OFFICE REPORT

None

5. UNFINISHED BUSINESS

None

6. NEW BUSINESS

A. 1521 E. RIVERSIDE BLVD. – SPECIAL USE PERMIT FOR A LENDING ESTABLISHMENT IN THE CR ZONING DISTRICT. Appropriate notice has been given.

Ryan Olsen, 623 Indiana Avenue, St. Charles, IL and Stormy Udell, 5221 S. 6th Street, Springfield, IL were sworn in as Petitioners.

Mr. Olsen indicated that they are looking into moving a current Rockford location of World Finance Corporation to this location.

Ms. Udell stated that their business offers short-term consumer installment loans and tax filing services. She stated that no collateral items will be stored on the property and they do not offer payday or title loans.

Mrs. Novak asked if there was sufficient parking for a business offering two different services.

Mr. Quintanilla indicated that the development meets the parking requirements for these types of uses.

No objectors present.

Mr. Becker moved to approve a Special Use Permit for a lending establishment in the CR Zoning District for the property commonly known as 1521 E. Riverside Blvd., with the following conditions:

1. The Special Use Permit shall expire with the discontinuance of the lending and tax establishment, change in property ownership, or change in business ownership.
2. The Special Use Permit shall expire with verified complaints from adjacent businesses or property owners.
3. No outside displays, including walking and temporary signage, or storage of collateral used to secure the installment loans shall be permitted.

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

MOTION APPROVED 6-0

B. 6780 NORTH SECOND STREET – SPECIAL USE PERMIT FOR DANCE STUDIO IN THE CR ZONING DISTRICT. Appropriate notice has been given.

Elizabeth Muro, 6780 North Second Street, Loves Park, IL was sworn in as Petitioner and indicated that she would like to use the space for a dance studio for line dancing, Zumba, and other dances to adults.

No objectors present.

Mrs. Toohill moved to approve a Special Use Permit for a dance studio in the CR Zoning District for the property commonly known as 6780 North Second Street, with the following conditions:

1. The Special Use Permit shall expire with the discontinuance of the dance studio establishment, or change in property ownership.
2. The Special Use Permit shall be revoked with verified complaints from adjacent businesses or adjacent property owners.
3. The existing dumpster enclosure shall be repaired or replaced on or before May 31, 2018.
4. All activities related to the dance studio shall only be permitted within the building.
5. No outside storage shall be permitted.
6. The property shall not be used for shows (bands), event or banquet activities and shall only be used for the use permitted under this Special Use Permit.
7. The applicant shall be required to obtain a 95-gallon trash tote for trash disposal.

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

MOTION APPROVED 6-0

C. 81XX STARWOOD DRIVE AND 82XX E. RIVERSIDE BLVD. – SPECIAL USE PERMIT FOR AN AUTOMOBILE SERVICE STATION IN THE CR ZONING DISTRICT.
Appropriate notice has been given.

Tony Rubino, Casey's General Store, 515 Christy Circle, Grayslake, IL and Ryan Swanson, Arc Design Resources, 5291 Zenith Parkway, Loves Park, IL were sworn in as Petitioners.

Mr. Swanson indicated that they are requesting a Special Use Permit for a Casey's gas station and convenience store at the corner of E. Riverside Blvd. and Interstate Blvd. He presented the site plan illustrating the layout of the property. The building will be constructed with brick and stone materials and the front of the building will face Interstate Blvd. A sidewalk/pathway will be installed that will connect to an existing pathway on E. Riverside Blvd.

Mr. Rubino provided additional information about Casey's General Store to the board, and he added that the store also serves pizza, and fresh made to order sub sandwiches and salads.

Mrs. Novak asked if there would be restaurant seating in the store.

Mr. Rubino indicated that there will be three small tables for dining in the store.

Mr. Quintanilla commented that he received site elevations that were provided by the adjacent property owner.

Mr. Thompson stated that there are concerns with the mechanics being visible and the building materials on the rear elevation. Since it will be visible from E. Riverside Blvd., city staff prefers that brick be used on the rear of the building.

Mr. Bruck added that city staff prefers the mechanics on the rear of the building be screened from vision.

Mr. Rubino stated that utilizing brick on the rear side of the building would be more costly and they would prefer to build a cheaper building.

Mrs. Nelson commented that she prefers the more attractive roof that is depicted on the elevation photo that was provided.

Mrs. Howlett reminded everyone that the elevations that are being referenced were not formally presented with the Petition.

Mr. Thompson asked Mr. Rubino if they would be opposed to using the front elevation on the building, as it would be more expensive.

Mr. Rubino stated that he does not make those decisions and would have to forward the city's requests to management.

Mr. Swanson commented that he feels the request for brick and the screening of mechanicals are possible, but the plan is for a flat roof.

Mr. Thompson commented that city staff is asking the board to recommend the use of brick building materials, to provide mechanical screening in the rear of the building and use the more attractive roof (not flat). Mr. Thompson stated that the city is looking for the highest quality building possible.

Mr. Swanson commented that utilizing brick materials and providing mechanical screening are common request, but the hip roof versus flat roof is a more costly decision.

Mrs. Toohill commented that although she understands the added costs, an all brick building with a hip roof would look very nice.

Mrs. Nelson commented that she feels the added costs involved for a more attractive building would be an advantage and will be enhanced with future development in the area.

Mr. Bruck left the meeting at 6:50 p.m.

No objectors present.

Mr. Becker moved to approve a Special Use Permit for an automobile service station in the CR Zoning District for the property commonly known as 81XX Starwood Drive and 82XX E. Riverside Blvd., with the following conditions:

1. The Special Use Permit shall expire with the change in property ownership, or discontinuance of the Casey's establishment.
2. The implementation of the landscape plan shall be coordinated with city staff during the development of the property.
3. The Special Use Permit does not include automobile car wash services.
4. Outdoor storage of merchandise shall not be permitted.
5. Exterior mechanical shall be screen from vision on all sides of the building.
6. All sides of the building, except for windows or doors, shall consist of masonry or stone materials.
7. Landscape screening in addition to the landscape plan, shall be provided on the east side of the building.

Second by Mr. Kern.

Mr. Becker moved to rescind the previous motion. Second by Mr. Kern. Motion carried by voice vote.

Mr. Becker moved to approve a Special Use Permit for an automobile service station in the CR Zoning District for the property commonly known as 81XX Starwood Drive and 82XX E. Riverside Blvd., with the following conditions:

1. The Special Use Permit shall expire with the change in property ownership, or the discontinuance of the Casey's establishment.
2. The implementation of the landscape plan shall be coordinated with city staff during the development of the property.
3. The Special Use Permit does not include automobile car wash services.
4. Outdoor storage of merchandise shall not be permitted.
5. Exterior mechanical shall be screened from vision on all sides of the building.
6. All sides of the building, except for windows or doors, shall consist of masonry or stone materials.

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

MOTION APPROVED 6-0

7. PUBLIC PARTICIPATION AND COMMENT

None

8. General Discussion

None

Mrs. Nelson moved that the meeting be adjourned. Second by Mrs. Toohill. Motion carried by voice vote. The meeting adjourned at 7:04 p.m.

Sheila Mills, Secretary