

MINUTES OF THE LOVES PARK ZONING BOARD OF APPEALS
THURSDAY, MARCH 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, BRIAN KERN, NICOLAS BECKER,
SHAWN NOVAK, LYNDI TOO HILL

MEMBERS ABSENT: CATHY NELSON

OTHERS PRESENT: ATTORNEY PHIL NICOLOSI
STEVE THOMPSON - COMMUNITY DEVELOPMENT
DIRECTOR
NATE BRUCK - ECONOMIC DEVELOPMENT/PLANNING
DIRECTOR
SHEILA MILLS – SECRETARY

OTHERS ABSENT: ANDREW QUINTANILLA – ZONING OFFICER

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

2. MINUTES

Mrs. Novak moved to approve the minutes from the meeting held February 15, 2018.
Second by Mr. Hendricks. Motion carried by voice vote.

3. ZONING OFFICE REPORT

None

5. UNFINISHED BUSINESS

None

6. NEW BUSINESS

A. TEXT AMENDMENT – SEC. 102-338, EAST RIVERSIDE/I-90 OVERLAY DISTRICT.

Mr. Bruck stated that the city is proposing an overlay district for the E. Riverside Blvd. corridor by I-90 and he presented illustrations of the affected area. Some of the current uses for the area include a mega sports center, Mercy Hospital, a baseball stadium and hotels. There has been a lot of interest in this area for development and the city feels this area warrants a higher standard in building material and site design. Mr. Bruck added that an overlay review board (orb) will be established as part of the submittal and approval process.

Mr. Thompson explained that the overlay district will include a mix of uses, such as light industrial and commercial, but would limit high intensity industrial to protect the district and commercial retail that does not fit into the scheme of the development. He indicated that the city will be looking at building façade materials, signage, landscaping, and pedestrian connectivity. Mr. Thompson added that this will not affect the existing use or buildings until there is a change such as an addition, signage changes, use changes, which will fall under the use guidelines and restrictions, set forth in the overlay district. No one will be forced out of their property or change their uses as they exist.

Attorney Nerino Petro, 8186 Commerce Drive, Loves Park, was sworn in as objector and expressed concerns about making changes to an existing building and the materials utilized. Mr. Petro commented that he feels the city is not providing a grandfather provision for existing buildings and with the overlay district, he fears he would have to go thru a process to keep the existing look of his property. He added that it would also limit outdoor storage areas and he feels the city is sticking it to the local owners and taxpayers just to benefit visitors from out of town.

Gary Oehlberg, 8189 Starwood Drive, Loves Park, IL was sworn in and asked if he would have to go thru a process if he were to change tenants or signage.

Bill Johnson, 8185 Commerce Drive, Loves Park, IL was sworn in and expressed concerns with changing tenants in his multi-tenant building.

Mr. Bruck stated that the overlay district applies to the exterior of the building only and the signage would have to be in compliance with sign requirements.

Mr. Bruck stated that some examples of a non-permitted use are a wholesale/warehouse, sewer lift station, water filtration center, and gun shooting range.

Mrs. Howlett stated the overlay district is for exterior only the orb process only applies to brand new development and exterior site changes.

Mr. Becker stated that he felt the overlay district would benefit the whole city.

Mr. Thompson commented that overlay district will also protect the integrity of the existing properties.

Mrs. Howlett suggested that with the close proximity to Mercy Hospital that boarding and lodging houses; and medical clinics be permitted with a Special Use Permit.

Mr. Becker moved to approve a Text Amendment in Sec. 102-338, East Riverside/I-90 Overlay District, with the following conditions:

1. Boarding and lodging houses and medical clinics shall be moved from not permitted to permitted with a special use permit.
2. Language shall be revised in *Item E. Review Required*, to specify that reviews will be required only when exterior alterations and improvements are proposed.
3. Staff shall consider revising the language to allow building additions to match the character and material of the existing building. The consideration shall not be based solely on staff opinion, but rather a percentage of the proposed addition, in comparison to the existing lot and or existing building.

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

MOTION APPROVED 5-0

7. PUBLIC PARTICIPATION AND COMMENT

None

8. General Discussion

None

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

Sheila Mills, Secretary