

**MINUTES OF THE LOVES PARK ZONING BOARD OF APPEALS**  
**THURSDAY, JUNE 21, 2018**  
**5:30 P.M.**  
**CITY COUNCIL CHAMBERS**  
**LOVES PARK CITY HALL**

1. VICE CHAIRMAN SHAWN NOVAK CALLED THE MEETING TO ORDER AT 5:30 P.M.

MEMBERS PRESENT: VICE CHAIRMAN SHAWN NOVAK, DENNIS HENDRICKS,  
CATHY NELSON, BRIAN KERN, NICOLAS BECKER,  
LINDY TOO HILL

MEMBERS ABSENT: CHAIRMAN ALISE HOWLETT

OTHERS PRESENT: ATTORNEY PHIL NICOLOSI  
ANDREW QUINTANILLA – ZONING OFFICER  
SHEILA MILLS – SECRETARY

OTHERS ABSENT: NATE BRUCK - ECONOMIC DEVELOPMENT/PLANNING  
DIRECTOR

Vice Chairman Novak announced that the next Community Development Committee meeting is scheduled for July 4, 2018 at 5:30 p.m. but will be rescheduled for July 11, 2018.

2. MINUTES

Mr. Becker moved to approve the minutes from the meeting held May 17, 2018. Second by Mr. Hendricks. Motion carried by voice vote.

3. ZONING OFFICE REPORT

None

5. UNFINISHED BUSINESS

**A. TEXT AMENDMENT: ARTICLE III, DISTRICTS, DIVISION 2, RESIDENTIAL.**

Mr. Quintanilla indicated that currently the city does not have landscaping requirements for residential developments. The proposed landscaping requirements will not affect single-family residential developments, but will require landscaping for R2, R3, R3A, and R4 residential districts. Multi-family developments in the newer areas have little to no landscaping which only enhances the subdivisions. The text amendments will start requiring landowners, and/or developers to include landscaping in their projects. The requirements for landscaping will be based on a point system and each parcel will have points assigned to it based on the square footage of the parcel. Trees, shrubs, and bushes will be worth some value in points, and the developer/landowner will now be required to provide landscaping based on the points. The landscaping will serve several purposes such as reducing noise levels, adding privacy between lots, filtering out artificial light sources, improving air quality, and softening the aesthetic of the area created by multi-family units and buildings.

Mrs. Nelson commented that the text amendment is clear and logical and she feels it will help the esthetic value of developments.

Mrs. Toohill commented that she likes the point value system.

Mr. Quintanilla commented that a landscape plan will be required for approval of the development and ingress/egress and water /gas connections will be considered.

Mrs. Novak asked about researching other communities for similar requirements.

Mr. Quintanilla stated that city staff has looked at similar requirements in the Chicago area and they decided the point system would be easy to implement.

Mrs. Novak asked if there would be a time limit for developer to complete the landscaping requirements.

Mr. Quintanilla stated that they will require that a landscaping plan will be provided by the developer or they will not get the approval to proceed with the development. He added that he will monitor the plans as they progress to ensure completion.

Mrs. Toohill asked about No. 3. Dwarf tree varieties are not permitted. She feels that dwarf tree varieties should be considered shrubs and bushes.

Mr. Quintanilla stated that the reason for that is that some of the existing commercial property landscape plans have included dwarf trees by the roadway and they feel they should be replaced with canopy or shade trees to soften the esthetics of the property.

Mr. Becker asked if the landscaping requirement would apply to someone who buys a lot for a duplex.

Mr. Quintanilla stated that the landscaping requirements would include a duplex or condominium and the requirements would be split between the owners.

No objectors present.

Mr. Becker moved to approve a Text Amendment: Article III, Districts, Division 2, Residential of the zoning ordinance. Second by Mr. Kern.

**MOTION APPROVED 5-0**

**6. NEW BUSINESS**

**A. 6525 PARK RIDGE ROAD – VARIANCE TO ALLOW A PARKING PAD OFF OF THE EXISTING DRIVEWAY IN THE R1 ZONING DISTRICT.** Appropriate notice has been given.

Lisa Smykay, 6525 Park Ridge Road, Loves Park, IL was sworn in as Petitioner and she stated that they have a single car driveway and garage and they would like to add a 6-ft by 18-ft parking pad extension to the existing driveway for additional parking. Mrs. Smykay indicated that they have two vehicles and parking on the street is problematic. There are safety concerns using the street for parking as the property is on a curve and there is no parking in front of the homeowner's home. Sometimes vehicles exceed the 30-mph speed limit so there is a high probability of an accident if they were to park on the opposite side of the street. Mrs. Smykay added that they want to park their vehicles on their property where the risk of an accident is significantly reduced.

Mrs. Gail Vye, 305 Glendale, Road, Loves Park, IL was sworn in and stated she is the neighbor to the east and she is in favor of the Variance and feels it would not affect their property.

No objectors present.

Mrs. Nelson moved to approve a Variance to allow a parking pad off of the existing driveway in the R1 Zoning District for the property commonly known as 6525 Park Ridge Road. 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 (Mr. Hendricks abstained from voting)**

7. PUBLIC PARTICIPATION AND COMMENT

None

8. General Discussion

None

Mrs. Nelson that the meeting be adjourned. Second by Mrs. Toohill. Motion carried by voice vote. The meeting adjourned at 5:50 p.m.

Sheila Mills, Secretary