

MINUTES OF THE LOVES PARK ZONING BOARD OF APPEALS
THURSDAY, DECEMBER 20, 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: ALISE HOWLETT, DENNIS HENDRICKS, CATHY NELSON,
BRIAN KERN, NICOLAS BECKER, SHAWN NOVAK,
LINDY TOO HILL

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

OTHER ABSENT: NATE BRUCK - ECONOMIC DEVELOPMENT/PLANNING
DIRECTOR

Chairman Howlett announced that the next Community Development Committee meeting is scheduled for Monday, January 7, 2019 at 6:15 p.m.

2. MINUTES

Mr. Kern moved to approve the minutes from the meeting held November 15, 2018.
Second by Mrs. Nelson. Motion carried by voice vote.

3. ZONING OFFICE REPORT

None

5. UNFINISHED BUSINESS

None

6. NEW BUSINESS

- A. 6200 & 6202 FOREST HILLS ROAD – SPECIAL USE PERMIT TO ALLOW A BANQUET FACILITY AND CAFÉ IN THE IL ZONING DISTRICT.** Appropriate notice has been given.

Petitioner not present.

Mr. Becker ask if building elevation drawings were available to review.

Mr. Quintanilla stated that he will request a building elevation from the Petitioner.

Mr. Kern moved that the application for a Special Use Permit to allow a banquet facility and café in the IL Zoning District for 6200 & 6202 Forest Hills Road be laid over until next month. Second by Mrs. Toohill.

MOTION APPROVED 6-0

B. 5902 E. RIVERSIDE BLVD. – SPECIAL USE PERMIT RENEWAL TO ALLOW A CAR AND DOG WASH ESTABLISHMENT IN THE R1 ZONING DISTRICT. Appropriate notice has been given.

Mr. Quintanilla indicated that the project ran behind and is just now about to open.

Petitioner not present.

No objectors present.

Mrs. Novak moved to approve a Special Use Permit renewal to allow a car and dog wash establishment in the R1 Zoning District for 5902 E. Riverside Blvd., with the following conditions:

1. The Special Use Permit shall expire with the discontinuance of the business, change in property ownership, or change in business ownership.
2. The Special Use Permit shall expire with verified complaints from adjacent property owners, business owners, or local authorities.
3. The Special Use Permit shall expire after one year.
4. The amended site plan dated June 22, 2018 shall be accepted as the official site plan, which includes the installation of all required elements such as parking, dumpster enclosure, and landscaping.
5. The site plan as approved by the Zoning Board of Appeals shall be tied to the approval of the special use.

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. APPROVAL OF THE 2019 ZONING BOARD OF APPEALS AND COMMUNITY DEVELOPMENT COMMITTEE MEETING SCHEDULE.

Mr. Kern moved to approve the 2019 Zoning Board of Appeals and Community Development Committee meeting schedule. Second by Mrs. Novak.

MOTION APPROVED BY VOICE VOTE

7. PUBLIC PARTICIPATION AND COMMENT

None

8. General Discussion

None

Mr. Becker that the meeting be adjourned. Second by Mrs. Nelson. Motion carried by voice vote. The meeting adjourned at 5:49 p.m.

Sheila Mills, Secretary