

**MINUTES OF THE LOVES PARK ZONING BOARD OF APPEALS
THURSDAY, JANUARY 15, 2015
6:00 P.M.
CITY COUNCIL CHAMBERS
LOVES PARK CITY HALL**

1. CHAIRMAN ROB WILHELMI CALLED THE MEETING TO ORDER AT 6:01 P.M.

MEMBERS PRESENT: THOMAS FREESMEIER, JAMES SYLVESTER, BRIAN KERN,
NICHOLAS BECKER, SHAWN NOVAK

MEMBERS ABSENT: ALISE HOWLETT

OTHERS PRESENT: ZONING OFFICER – ANDREW QUINTANILLA,
COMMUNITY DEVELOPMENT DEPUTY DIRECTOR –
STEVE THOMPSON
ATTORNEY PHIL A. NICOLosi
SECRETARY – SHEILA MILLS

OTHERS ABSENT: PLANNING OFFICER – NATE BRUCK

Chairman Rob Wilhelmi announced that the next Community Development Committee meeting will be held Wednesday, January 28, 2015 at 6:00 p.m.

2. MINUTES

Mrs. Novak moved to approve the minutes from the meeting held December 18, 2014.
Second by Mr. Freesmeier. Motion carried by voice vote.

3. ZONING OFFICE REPORT

Mr. Quintanilla presented minutes from the Public Works Committee meeting held July 12, 2010 and an aerial map pertaining to Items A and B.

4. COMMUNICATIONS

None

5. OLD BUSINESS

None

6. NEW BUSINESS

Items A & B shall be discussed together and voted on separately.

A. 2122 RIVINGTON ROAD – ZONING MAP AMENDMENT FROM THE IL ZONING DISTRICT TO THE R1 ZONING DISTRICT. Appropriate notice has been given.

Lyn Rae Olson, 5111 Marion Avenue, Rockford, IL as sworn in as Petitioner and indicated that she is seeking a zoning amendment and a Special Use Permit for the existing duplex so they can sell the property.

Mr. Thompson gave a brief history of the property.

No objectors present.

Mrs. Novak moved to approve a Zoning Map Amendment from the IL Zoning District to the R1 Zoning District for the property commonly known as 2122 Rivington Road. Second by Mr. Kern. The findings of the facts have been met and discussed in accordance with the zoning recommendations provided.

MOTION APPROVED UNANIMOUSLY 5-0

B. 2122 RIVINGTON ROAD – SPECIAL USE PERMIT FOR A DUPLEX IN THE R1 ZONING DISTRICT. Appropriate notice has been given.

No objectors present.

Mr. Kern moved to approve a Special Use Permit for a duplex in the R1 Zoning District for the property commonly known as 2122 Rivington Road, with the following conditions:

1. The property owner shall not add any additional accessory structures beyond the three that exist at the time of approval.
2. All existing gravel areas along Rivington Road shall be maintained as such, and no new areas shall be created without the approval of the city.
3. The gravel along Edward Drive shall be removed and seeded by June 15, 2015.

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

MOTION APPROVED UNANIMOUSLY 5-0

7. Public Participation and Comment

None

8. General Discussion

Mrs. Novak moved that the meeting be adjourned. Second by Mr. Sylvester. Motion carried by voice vote. The meeting was adjourned at 6:25 p.m.

APPROVED:

Sheila Mills, Secretary