

**MINUTES OF THE LOVES PARK ZONING BOARD OF APPEALS  
THURSDAY, MARCH 19, 2015  
6:00 P.M.  
CITY COUNCIL CHAMBERS  
LOVES PARK CITY HALL**

1. CHAIRMAN ROB WILHELMI CALLED THE MEETING TO ORDER AT 6:00 P.M.

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

ABSENT: ALISE HOWLETT, BRIAN KERN

OTHERS PRESENT: ZONING OFFICER – ANDREW QUINTANILLA,  
COMMUNITY DEVELOPMENT DEPUTY DIRECTOR –  
STEVE THOMPSON  
PLANNING OFFICER – NATE BRUCK  
ATTORNEY PHIL A. NICOLOSI  
ATTORNEY GINO GALLUZZO  
SECRETARY – SHEILA MILLS

Chairman Rob Wilhelmi announced that the next Community Development Committee meeting will be held Wednesday, April 1, 2015 at 6:00 p.m.

2. MINUTES

Mrs. Novak moved to approve the minutes from the meeting held February 19, 2015.  
Second by Mr. Freesmeier. Motion carried by voice vote.

3. ZONING OFFICE REPORT

Mr. Quintanilla presented supplemental information pertaining to Item E.

4. COMMUNICATIONS

None

5. OLD BUSINESS

None

6. NEW BUSINESS

**A. 6910 BELVIDERE ROAD – VARIANCE IN THE MAXIMUM ALLOWABLE ACCESSORY SIZE PERMITTED OF 1,063 SQ. FT. TO A REQUESTED 2,400 SQ. FT. IN THE RU ZONING DISTRICT.** Appropriate notice has been given.

Larry Chandler, 6910 Belvidere Road, Loves Park, IL was sworn in as Petitioner. He indicated that he wants to build an accessory structure of 2,400 sq. ft. The addition would be placed on the west side of the property and would be used for the storage of equipment that he uses to maintain his property.

No objectors present.

Mrs. Novak moved to approve the Variance in the maximum allowable accessory size permitted of 1,063 sq. ft. to a requested 2,400 sq. ft. in the RU Zoning District for the property known as 6910 Belvidere Road. Second by Mr. Sylvester. Second by Mr. Kern.

**MOTION APPROVED UNANIMOUSLY 4-0**

**B. 2015 RIVINGTON ROAD – ZONING MAP AMENDMENT FROM THE IL ZONING DISTRICT TO R1 ZONING DISTRICT.** Appropriate notice has been given.

William Fare, 6221 Elm Avenue, Loves Park, IL was sworn in as Petitioner. He indicated that he is requesting the property he owns at 2015 Rivington Road to be rezoned to R1 so he can sell it to his son. He explained that financial institutions will not give loans on properties that are residential but zoned industrial.

No objectors present.

Mr. Becker moved to approve the Zoning Map Amendment from the IL Zoning District to R1 Zoning District for the property known as 2015 Rivington Road. Second by Mrs. Novak.

**MOTION APPROVED UNANIMOUSLY 4-0**

Items C, D, and E will be discussed together and voted on separately.

**C. 8501 ORTH ROAD AND 4452 PALADIN PARKWAY – ANNEXATION INTO THE CITY OF LOVES PARK LAND COMMONLY KNOWN AS 8501 ORTH ROAD (PREVIOUSLY KNOWN AS 4441 PAULSON ROAD) AND PART OF 4452 PALADIN PARKWAY (PREVIOUSLY KNOWN AS 4452 PAULSON ROAD).** Appropriate notice has been given.

Mr. Thompson gave an overview of the project. He stated that Item C. is 2 parcels that are part of the complex but were never annexed into the city when the Paladin Parkway extension was completed, so both will need to be annexed to the city before any other action is taken. He stated that Item D. will rezone the entire complex to the CR Zoning District and Item E. is for the Special Use that permits the uses in the entire complex.

Tim Dimke, Executive Director of the Rockford Park District/Executive Director of the Winnebago County Regional Tourism Facility Board, 8830 Harvest Hills Trail, Loves Park, IL. was sworn in as Petitioner. Mr. Dimke gave a brief history of the complex project.

Scott Sanders, Landscape Architect for Rockford Park District, 333 E. State Street, Rockford, IL. was sworn in. Mr. Sanders presented drawings of the proposed expansion of Sportscore II, the project is divided into 6 zones. Zones 3 and 6 presently have no proposed work planned. Zone 1: This zone has had recent work with the completion of new competition soccer fields. Zone 2: The heart of the existing sports complex includes the existing Indoor Sports Center building, a connecting building, a Mega Sports building, parking lot expansion and realignment, and a pedestrian plaza entrance. Zone 4: The only plan at this time is to expand the existing parking to double the size. Zone 5: Includes 5 new synthetic multi-use fields for soccer and baseball, lights, scoreboards, dugouts benches and spectator seating. The North end will connect to the existing Aviator Stadium parking lot, the southern portion of Aviators Stadium has been purchased by the Rockford Park District and will include a new drop off point and entry plaza with concession/restroom building, additional parking and picnic tables.

Mr. Dimke added that the Aviators Stadium will be going up for auction soon but the Rockford Park District is not able to purchase the stadium at this time, they would like the stadium to be included in part of the sports campus. The Rockford Park District will have an agreement with the stadium for shared parking with big events. He indicated that they work closely with the YMCA and the neighborhood park will stay open with paths reconnected and the tunnel will remain open.

Burt Andrews, Larson & Darby Architects, was sworn in

Mr. Freesmeier asked what the plan was for the existing fields on Zones 3 and 4.

Mr. Dimke indicated that the existing fields on Zones 3 and 4 will remain in use for the short term.

Mr. Thompson added that a request for lighting and public address systems have been made for Zones 3 and 4.

Mrs. Novak asked where the proposed commercial use would be.

Mr. Dimke indicated that they propose the corners of Zone 3 to be commercial, but not the whole zone, they really need the space for fields.

Mr. Becker asked if the zones were just for the drawing or will each zone have a separate legal description.

Mr. Thompson indicated that there are already separate lots throughout the complex, but since there will be no building structures over the lot lines, there is no need to combine the lots. The Special Use Permit and the rezoning will be based on the legal description for the entire complex and the zones are just for the drawing.

Chairman Wilhelmi read the 14 conditions recommended by staff listed in the zoning packet and asked if everyone was in agreement with the conditions.

1. All structures shall meet building setbacks.
2. All accessible parking shall be striped in accordance with the official site plan and according to the Illinois State Statutes.
3. The Special Use Permit does not include off-site signage. Individual Special Use Permits per off-site location shall be required.
4. The Special Use Permit does not include thrive-thru establishments.
5. All temporary signage shall not be visible from the public right-of-way.
6. The PA system volume shall comply with the city's noise ordinance.
7. Portable restrooms shall not be permitted.

Mr. Dimke commented that it is not in the budget to add sewer and water to the project and have had to use portable restrooms recently. They are requesting to have portable restrooms in Zones 4, 5, 6 in areas, which are far away from permanent bathrooms.

Mr. Thompson asked if they would provide screening and landscaping around the portable bathrooms.

Mr. Dimke indicated that they would be willing to provide screening and landscaping around the portable bathrooms.

8. Areas where there has not been approved permanent lighting, no temporary lighting shall be permitted in Zones 1 and 2, east of the creek, and all of Zone 6.
9. The digital scoreboards shall not provide any off-site advertising.

Mr. Thompson commented that the intent for this condition is avoid off-site advertising, but placard for sponsorships shall be allowed.

10. Only monument signs shall be permitted. The height shall not exceed 15 ft. and all support structures shall be fully enclosed.
11. All loud speakers and lighting attached to the building shall not be mounted and directed towards neighboring residential properties to the east and south of the sports complex in Zones 1, 2, and 6.
12. Any minor changes that occur as part of the development of the sports complex may be approved internally as part of an administrative review by the city's Zoning Officer.
13. All structures including lighting structures, scoreboards, maintenance buildings, etc. will require architectural plans and building permits.
14. All temporary lighting in Zones 3 and 4 shall not be directed westward, and shall be directed downward towards the fields in these zones. The lights shall not be directed towards any adjacent right-of-way.

Ken Karrels, 12631 Tweed Drive, Loves Park, IL was sworn in asked if the private road that leads to Aviators Stadium will allow for people to sneak into the stadium the back way so they don't have to pay for parking.

Mr. Thompson asked if they would coordinate events with the Aviators stadium.

Mr. Dimke indicated that they would work those issues out with the owners of the stadium.

No objectors present.

Mrs. Novak moved to approve the annexation to the City of Loves Park for the property known as 8501 Orth Road and 4452 Paladin Parkway. Second by Mr. Freesmeier.

**MOTION APPROVED UNANIMOUSLY 4-0**

- D. 8801 RIVERSIDE BOULEVARD, 4441 PALADIN PARKWAY, 4452 PALADIN PARKWAY, 4100 PALADIN PARKWAY, AND 4501 INTERSTATE BOULEVARD - ZONING MAP AMENDMENT FROM THE CR, IL, AND R1 ZONING DISTRICTS TO THE CR ZONING DISTRICT.** Appropriate notice has been given.

No objectors present.

Mr. Becker moved to approve the Zoning Map Amendment for 8801 Riverside Boulevard, 4441 Paladin Parkway, 4452 Paladin Parkway, 4100 Paladin Parkway, and 4501 Interstate Boulevard from the CR, IL and R1 Zoning District to the CR Zoning District. Second by Mr. Sylvester.

**MOTION APPROVED UNANIMOUSLY 4-0**

- E. 8800 RIVERSIDE BOULEVARD, 4441 PALADIN PARKWAY, 4452 PALADIN PARKWAY, 4100 PALADIN PARKWAY, AND 4501 INTERSTATE BOULEVARD - SPECIAL USE PERMIT TO ALLOW CONSTRUCTION OF 5 SYNTHETIC FIELDS, RESTROOM/CONCESSION BUILDING (APPROXIMATELY 4,000 SQ. FT.) WITH OUTDOOR SEATING, ADDITIONAL PARKING (LANDSCAPING REGULATIONS SHALL BE APPLIED SOLELY TO THE PARKING LOT EXPANSIONS) THROUGHOUT THE CAMPUS, ISC BUILDING EXPANSION (APPROXIMATELY 130,000 SQ. FT. WITH AN AVERAGE ROOF HEIGHT OF 90 FT.) AND CONNECTOR BUILDING (APPROXIMATELY 8,800 SQ. FT.) THAT INCLUDES RESTROOMS AND CONCESSIONS, BANNERS ON LIGHT POLES AND MULTI-PURPOSE FIELD FENCING (NOT DISPLAYED FOR VIEW BY A PUBLIC RIGHT-OF-WAY) AND TEMPORARY SIGNAGE THROUGHOUT THE SPORTS FACILITY CAMPUS, PYLON AND MONUMENT SIGNS AT KEY ENTRANCE POINTS, STADIUM LIGHTING WITH POLE HEIGHTS OF APPROXIMATELY 90 FT, AND FUTURE COMMERCIAL USES INCLUDING, BUT NOT LIMITED TO RETAIL SALES, MEDICAL OFFICE, AND RESTAURANT (INCLUDING DRIVE-THRU WITH ZONING BOARD OF APPEALS AND CITY COUNCIL APPROVAL) IN THE CR ZONING DISTRICT. Appropriate notice has been given.**

No objectors present.

Mrs. Novak moved to approve a Special Use Permit for 8800 Riverside Boulevard, 4441 Paladin Parkway, 4452 Paladin Parkway, 4100 Paladin Parkway, and 4501 Interstate Boulevard to allow construction of 5 synthetic fields, restroom/concession building (Approximately 4, 000 sq. ft.) with outdoor seating, additional parking (Landscaping regulations shall be applied solely to the parking lot expansions) throughout the campus, ISC building expansion (Approximately 130,000 sq. ft. with an average roof height of 90 ft.) and connector building (Approximately 8,800 sq. ft.) that includes restrooms and concessions, banners on light poles and multi-purpose field fencing (not displayed for view by a public right-of-way) and temporary signage throughout the sports facility campus, pylon and monument signs at key entrance points, stadium lighting with pole heights of approximately 90 ft., and future commercial uses including, but not limited to retail sales, medical office, and restaurant (Including drive-thru with Zoning Board of Appeals and City Council approval) in the CR Zoning District, with the following conditions:

1. All structures shall meet building setbacks.
2. All accessible parking shall be striped in accordance with the official site plan and according to the Illinois State Statutes.
3. The Special Use Permit does not include off-site signage. Individual Special Use Permit per off-site location will be required.
4. The Special Use Permit does not include drive-thru establishments.
5. All temporary signage shall not be visible from the public right-of-way.
6. The PA system volume shall comply with the city's noise ordinance.
7. Portable restrooms shall be screened and landscaped, subject to staff approval and shall be removed during non-operational times of the year.
8. Areas where there has not been approved permanent lighting, no temporary lighting shall be permitted in Zones 1 and 2, east of the creek, and all of Zone 6.
9. The digital scoreboards shall not provide any off-site advertising.
10. Only monument signs shall be permitted. The height shall not exceed 15 ft. and all support structures shall be fully enclosed.
11. All loud speakers and lighting attached to the building shall not be mounted and directed towards neighboring residential properties to the east and south of the sports complex in Zones 1, 2 and 6.
12. Any minor changes that occur as part of the development of the sports complex shall be approved internally as part of an administrative review by the city's Zoning Officer.

13. All structures including lighting structures, scoreboards, maintenance buildings, etc. shall require architectural plans and building permits.
14. All temporary lighting in Zones 3 and 4 shall not be directed eastward, and shall be directed downward towards the fields in these zones. The lights shall not be directed towards any adjacent right-of-way.

Second by Mr. Sylvester.

**MOTION APPROVED UNANIMOUSLY 4-0**

7. Public Participation and Comment

None

8. General Discussion

Mr. Sylvester moved that the meeting be adjourned. Second by Mr. Becker. Motion carried by voice vote. The meeting was adjourned at 7:12 p.m.

APPROVED:  
Sheila Mills, Secretary