

MINUTES OF THE LOVES PARK ZONING BOARD OF APPEALS
THURSDAY, JANUARY 16, 2014
6:00 P.M.
CITY COUNCIL CHAMBERS
LOVES PARK CITY HALL

1. CHAIRMAN ROB WILHELMI CALLED THE MEETING TO ORDER AT 6:03 P.M.

MEMBERS PRESENT: CHAIRMAN ROB WILHELMI, ALISE HOWLETT,
ERIC STROMBERG, JAMES SYLVESTER,
BRIAN KERN, NICHOLAS BECKER, SHAWN NOVAK

OTHERS PRESENT: ZONING OFFICER – ANDREW QUINTANILLA,
ATTORNEY PHIL A. NICOLosi
SECRETARY – SHEILA MILLS

OTHERS ABSENT: COMMUNITY DEVELOPMENT DEPUTY DIRECTOR –
STEVE THOMPSON
PLANNING OFFICER – NATE BRUCK

Chairman Wilhelmi announced that the next Community Development Committee meeting will be held Wednesday, January 29, 2014 at 6:00 p.m.

2. MINUTES:

Mr. Sylvester moved to approve the minutes from the meeting held December 19, 2013.
Second by Mrs. Novak. Motion carried by voice vote.

3. ZONING OFFICE REPORT:

Mr. Quintanilla presented supplemental information pertaining to New Business Items A. & B.

4. COMMUNICATIONS:

None

5. OLD BUSINESS

None

6. NEW BUSINESS

Items A. and B. will be discussed together and voted on separately.

- A. 4400 PEAK DRIVE – a Special Use Permit for an amusement establishment in the CR Zoning district.** Appropriate notice has been given.

Jeff Linkenheld, Arc Design Resources, 5291 Zenith Parkway, Loves Park, IL was sworn in as a representative on behalf of Petitioner Spring Creek Development Group. They are requesting a Special Use Permit for an indoor trampoline park to be located along Perryville Road in front of Peak Fitness and access to the facility will be from Peak Drive. The proposed business will offer various trampoline courts for indoor recreation, space for parties, and an area to purchase food.

The site plan indicates that the facility will provide approximately 90 trampolines and will offer open jump times, dodge ball, aerobic fitness classes, birthday party packages, and group events. They are also requesting a Variance in the number of parking spaces for the facility.

No objectors present.

Mr. Wilhelmi asked if there was a similar establishment already in operation.

Mr. Linkenheld stated that there are several facilities including a facility in Milwaukee and Chicago.

Mr. Quintanilla indicated that staff has determined that there should be 137 required parking stalls, 5 of which are handicap accessible parking stalls. The parking requirements may be reduced when the square footage for areas such as employee break rooms, office space, and mechanical rooms have been determined.

Mrs. Novak moved to approve a Special Use Permit for an amusement establishment in the CR Zoning District for the property commonly known as 4400 Peak Drive, with the following conditions:

1. The Special Use Permit shall expire with the change in property ownership, discontinuance of the business, or sale of the business.
2. The business owner shall provide two bike racks to be placed on the property in front of the building.
3. The Special Use Permit shall be revoked if verified complaints are received regarding illegal parking.
4. Employee and customers shall not park in adjacent parking lots.
5. Parking on the street shall be kept to a minimum and may only take place if all available parking spaces on the property are full. Street parking shall not obstruct vehicular traffic, postal delivery, or access to adjacent properties.
6. If parking becomes an issue, the owner of the business shall provide additional parking approved by city staff. If this is not possible, the city shall consider revocation of the Special Use Permit.
7. There shall be a connecting sidewalk from the business to the bike path.

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

MOTION APPROVED UNANIMOUSLY 6-0

- B. 4400 Peak Drive – A Variance in the number of parking stalls from a required 120 parking stalls to a requested 83 parking stalls in the CR Zoning District.** Appropriate notice has been given.

No objectors present.

Mrs. Novak moved to approve a Variance in the number of parking stalls from a required 120 parking stalls to a requested 83 parking stalls in the CR Zoning District for the property commonly known as 4400 Peak Drive, with the following conditions:

1. If parking becomes an issue, the owner of the business shall provide additional parking approved by city staff. If this is not possible, the city shall consider revocation of the Special Use Permit.

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

MOTION APPROVED UNANIMOUSLY 6-0

7. Public Participation and Comment

None

8. General Discussion

Mr. Thompson reminded everyone of the "Robert's Rules" Workshop to be held on Saturday, January 18, 2014 at Loves Park City Hall.

Mrs. Howlett moved that the meeting be adjourned. Second by Mr. Sylvester. Motion carried by voice vote. The meeting was adjourned at 7:41 p.m.

APPROVED:
Sheila Mills, Secretary