

MINUTES OF THE LOVES PARK ZONING BOARD OF APPEALS
THURSDAY, FEBRUARY 21, 2013
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: CHAIRMAN ROB WILHELMI, ALISE HOWLETT,
JAMES SYLVESTER, BRIAN KERN,
ROB SCHLENSKER, SHAWN NOVAK

ABSENT: ERIC STROMBERG

OTHERS PRESENT: ZONING OFFICER – ANDREW QUINTANILLA,
DEPUTY COMMUNITY DEVELOPMENT DIRECTOR -
STEVE THOMPSON
PLANNING OFFICER – NATE BRUCK,
ATTORNEY PHIL NICOLosi,
SECRETARY – SHEILA MILLS

Chairman Wilhelmi announced that the next Community Development Committee meeting will be held Wednesday, March 6, 2013 at 6:00 p.m.

2. MINUTES:

Mr. Schlensker moved to approve the minutes from the meeting held January 17, 2013.
Second by Mrs. Novak. Motion carried by voice vote.

3. ZONING OFFICE REPORT:

Mr. Quintanilla announced that there will not be a Zoning Board of Appeals meeting next month, due to lack of an Agenda.

4. COMMUNICATIONS:

None

5. OLD BUSINESS

None

6. NEW BUSINESS

- A. 5601 North Second Street – Amendment to a Special Use Permit for automobile sales in conjunction with auto repair in the CR Zoning District. Appropriate notice has been given.

Jim Hawks, 12465 Windsum Drive, Roscoe IL 61073 was sworn in as Petitioner. Mr. Hawks indicated that he is requesting an additional 10 vehicles for sale on the property. He stated that he has since closed his primary location in Roscoe and would like to bring those vehicles to this location. His current Special Use Permit only allows for 10 vehicles for sale on the property.

Mrs. Howlett stated she is concerned with the size of the parking spaces and the landscaping.

Mr. Hawks stated that he plans to sell compact vehicles so the parking spaces would be smaller and he plans to use colorful annual flowers for the landscaping.

Mr. Hawks requested that the board not put a yearly expiration date on the Special Use Permit, as he doesn't want to have to reapply every year.

Jasper Wilson, 516 Grand Avenue, Loves Park, IL was sworn in and spoke in favor of the Petitioner and stated that Mr. Hawks has improved and cleaned up the property.

No objectors present.

Mr. Schlensker moved to approve the Special Use Permit for automobile sales in conjunction with auto repair in the CR Zoning District for the property commonly known as 5601 North Second Street, with the following conditions:

1. All off-site landscaping must be maintained by the business owner.
2. All parking areas must be striped as shown in the approved site plan, no later than April 2013.
3. No more than 20 for sale vehicles are allowed on the property at one time.
4. Additional landscaping must be added to the grassy area in the right-of-way along Grand Avenue.
5. No additional signage can be located on the vehicles for sale.
6. The Special Use Permit expires with the sale of the business or property.

Second by Mrs. Howlett. 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

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

APPROVED:
Sheila Mills, Secretary