

MINUTES OF THE LOVES PARK ZONING BOARD OF APPEALS
THURSDAY, APRIL 17, 2014
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, ERIC STROMBERG,
JAMES SYLVESTER, BRIAN KERN, NICHOLAS BECKER,
SHAWN NOVAK, ALISE HOWLETT

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

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

Chairman Wilhelmi announced that the next Community Development Committee meeting will be held Wednesday, April 30, 2014 at 6:00 p.m.

2. MINUTES:

Mrs. Novak moved to approve the minutes from the meeting held March 20, 2014.
Second by Mrs. Howlett. Motion carried by voice vote.

3. ZONING OFFICE REPORT:

None

4. COMMUNICATIONS:

None

5. OLD BUSINESS

None

6. NEW BUSINESS

A. 7703 FOREST HILLS ROAD – Special Use Permit for automobile sales and installation services for audio/stereo equipment and accessories in the CR Zoning District. Appropriate notice has been given.

Jin Chung, 5000 Nimtz Road, Loves Park IL was sworn in as Petitioner. Mr. Chung indicated that he is requesting the Special Use Permit to allow him to have vehicles for sale as well as his current retail business.

Mrs. Howlett asked how many vehicles for sale would be on the property.

Mr. Chung stated approximately 8 vehicles for sales would be on the property.

No objectors present.

Mr. Stromberg moved to approve a Special Use Permit for automobile sales and installation services for audio/stereo equipment and accessories in the CR Zoning District for the property known as 7703 Forest Hills Road, with the following conditions:

1. The Special Use Permit shall expire with the sale of the business, discontinuance of the business, or change in property ownership.
2. The landscaping requirement shall be met no later than June 30, 2014.
3. All employee, accessible and customer parking shall be striped no later than June 30, 2014.

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

MOTION APPROVED UNANIMOUSLY 6-0

- B. 5300 ROCK VALLEY PARKWAY – Special Use Permit for a drive-thru window for a restaurant establishment in the IL/CR Zoning District.** Appropriate notice has been given.

Chad Encheff, 7131 Windsor Lake Parkway, Loves Park, IL was sworn in as Petitioner. Mr. Encheff indicated that he is requesting a Special Use Permit for a drive-thru window for a bakery they plan to build on the property. He added that the hours of operation will be 7:00 a.m. to 6:00 p.m.

No objectors present.

Mrs. Novak moved to approve the Special Use Permit for a drive-thru window for a restaurant establishment in the IL/CR Zoning District for the property commonly known as 5300 Rock Valley Parkway. 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, Mr. Becker Abstained from voting.

7. Public Participation and Comment

None

8. General Discussion

Mrs. Howlett moved that the meeting be adjourned. Second by Mr. Stromberg. Motion carried by voice vote. The meeting was adjourned at 6:14 p.m.

APPROVED:
Sheila Mills, Secretary