

**MINUTES OF THE LOVES PARK ZONING BOARD OF APPEALS**  
**THURSDAY, APRIL 18, 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,  
ERIC STROMBERG, JAMES SYLVESTER, BRIAN KERN,

ABSENT: ROB SCHLENSKER, SHAWN NOVAK, STEVE THOMPSON,  
NATE BRUCK

OTHERS PRESENT: ZONING OFFICER – ANDREW QUINTANILLA,  
ATTORNEY PHIL NICOLOSI,  
SECRETARY – SHEILA MILLS

Chairman Wilhelmi announced that the next Community Development Committee meeting will be held Wednesday, May 1, 2013 at 6:00 p.m.

2. MINUTES:

Mrs. Howlett moved to approve the minutes from the meeting held February 21, 2013.  
Second by Mr. Sylvester. Motion carried by voice vote.

3. ZONING OFFICE REPORT:

None

4. COMMUNICATIONS:

None

5. OLD BUSINESS

None

6. NEW BUSINESS

- A. 6210 Forest Hills Road – Special Use Permit for outside storage in the IL Zoning District.  
Appropriate notice has been given.

Jerry Simi was sworn in as Petitioner. Mr. Simi stated that they recently purchased the property and the previous owner failed to renew the Special Use Permit to allow outside storage.

No objectors present.

Mrs. Howlett moved to approve the Special Use Permit for outside storage in the IL Zoning District for the property commonly known as 6210 Forest Hills Road, with the following conditions:

1. The Special Use Permit expires with the change in property ownership, sale of the business of the mini warehouse storage, or discontinuance of the business of the mini warehouse storage.
2. The designated parking shall be striped according to the official site plan of record.
3. Only the area at the north of the property designated for outside storage, according to the official site plan, can be used for the storage of campers, RV's, boats and trailers.
4. No additional areas for outside storage may be created.
5. No storage of inoperable vehicles or commercial vehicles is permitted.

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

**MOTION APPROVED UNANIMOUSLY 4-0**

- B. 5325 North Second Street – an amendment to a Special Use Permit for a fitness center/health club in the North Second Street Overlay District CR Zoning District. Appropriate notice has been given.

Nathan Bryant, 1018 Coney Island Drive, Loves Park, IL was sworn in as Petitioner. Mr. Bryant indicated that he would like to amend the existing Special Use Permit to allow for an expansion of space at the fitness/health club. The current Special Use Permit only approves 4,568 sq. ft. The amendment will include up to an additional 1,700 sq. ft. for the fitness/health club. Mr. Bryant stated that the fitness/health club's membership has grown significantly.

Mrs. Howlett commented that since the fitness/health club is doing so well it would be a benefit to the community to allow the Special Use Permit amendment.

Mr. Kern commented that the parking lot could use fresh parking space paint.

No objectors present.

Mr. Sylvester moved to approve the amendment to a Special Use Permit for a fitness center/health club in the North Second Street Overlay District CR Zoning District for the property commonly known as 5325 North Second Street, with the following condition:

1. All remaining units must be for retail use.

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

**MOTION APPROVED UNANIMOUSLY 4-0**

- C. 6245 North Second Street – A Variance from a required 10-ft. setback to a requested 1-ft. setback in the CR Zoning District. Appropriate notice has been given.

Fred Pelley, 6245 North Second Street, Loves Park, IL was sworn in as Petitioner. Mr. Pelley indicated that St. Chad Episcopal Church would like to install a monument sign in front of the church and they are requesting a 1-ft. setback.

No objectors present.

Mr. Stromberg moved to approve a Variance from a required 10-ft. setback to a requested 1-ft. setback in the CR Zoning District for the property commonly known as 6245 North Second Street, with the following conditions:

1. The existing sign for St. Chad Episcopal Church on North Second Street be removed.

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

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 6:20 p.m.

APPROVED:  
Sheila Mills, Secretary