

MINUTES OF THE LOVES PARK ZONING BOARD OF APPEALS
THURSDAY, MAY 15, 2014
6:00 P.M.
CITY COUNCIL CHAMBERS
LOVES PARK CITY HALL

1. CHAIRMAN ROB WILHELMI CALLED THE MEETING TO ORDER AT 6:01 P.M.

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

OTHERS PRESENT: DEPUTY COMMUNITY DEVELOPMENT DIRECTOR –
STEVE THOMPSON
ZONING OFFICER – ANDREW QUINTANILLA,
ATTORNEY PHIL A. NICOLosi
SECRETARY – SHEILA MILLS

OTHERS ABSENT: PLANNING OFFICER – NATE BRUCK

Chairman Wilhelmi announced that the next Community Development Committee meeting will be held Wednesday, May 28, 2014 at 6:00 p.m.

2. MINUTES:

Mrs. Howlett moved to approve the minutes from the meeting held April 17, 2014.
Second by Mrs. Novak. Motion carried by voice vote.

3. ZONING OFFICE REPORT:

None

4. COMMUNICATIONS:

None

5. OLD BUSINESS

None

6. NEW BUSINESS

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

- A. 7303 EDWARD DRIVE – Special Use Permit for retail sales in the IL Zoning District.**
Appropriate notice has been given.

Tim Slocum, 9074 Forest Ridge Drive, Roscoe, IL was sworn in as Petitioner. Mr. Slocum is requesting a Special Use Permit that will allow him to have craft distillery/winery and home brew retail shop at the proposed location. He would like the ability to sell his own and other products in the home brew store. They will be making several different types of craft vodka, whiskey, rum, gin, brandy, and wine. He added that this will be a startup location and he hopes to eventually expand into a larger facility.

Mr. Slocum indicated that he also is requesting a Special Use Permit for a tavern to be able to give samples and serve products that they manufacture only.

Mrs. Novak asked how he would be set up to accommodate customers as the building is very small and if he planned on having special events that would bring large crowds.

Mr. Slocum stated that he has a capacity of 10 people in the building and he doesn't plan on being open until 2 a.m., he just wants to have the ability to serve samples. He added that this would be the first distillery in Winnebago County.

Mr. Becker commented that it appears that a winery/distillery is suitable for the zoning, would free samples be prohibited.

Mr. Slocum commented that a person may want a sample of whiskey mixed with something else would require a Liquor License.

Mr. Thompson added that the tavern would allow for the retail sale of the product and a Liquor License would be required to serve.

Mrs. Howlett expressed concerns with the tavern request would make the distillery/winery an accessory to the tavern use. She feels the location is not a good fit for a tavern.

Larry Miller, 2120 Windsor Road #15, Loves Park, IL was sworn in and expressed concern regarding cleaning chemicals used going into the drainage system. He also asked if the applicant has considered the neighborhood which is residential.

Mr. Slocum commented that this property is completely surrounded by light industrial zoning. He added that the health department handles all cleaning requirements and any bacteria would not survive with the alcohol content.

Don Hecox, 7308 Edward Drive, Loves Park, IL was sworn in as objector. Mr. Hecox expressed concern with the number of establishments in the area that serve alcohol. He presented open bottles of alcohol that he recently found in his yard. Mr. Hecox also expressed concerns with added traffic to the neighborhood.

Isla Minns, 6424 Green Needle Drive, Loves Park, IL was sworn in as objector and stated that there are too many alcohol and slot machine establishments in the area.

Chairman Wilhelmi stated that Liquor Licenses and slot machine requirements are not decided by the Zoning Board of Appeals.

Alderman Julie Hobel, 2120 Windsor Road, #15, Loves Park, IL was sworn in and expressed concerns with air and waste water requirements.

Mrs. Novak moved to approve a Special Use Permit for retail sales in the IL Zoning District for the property commonly known as 7303 Edward Drive, with the following conditions:

1. The Special Use Permit shall expire with the sale of the business, change in property ownership, or discontinuance of the business.
2. All parking areas must be striped according to the official site plan, and within 30 days of the approval of the Special Use Permit.

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

MOTION APPROVED UNANIMOUSLY 6-0

B. 7303 EDWARD DRIVE – Special Use Permit for a tavern in the IL Zoning District.
Appropriate notice has been given.

Mr. Sylvester moved to deny the Special Use Permit for a tavern in the IL Zoning District for the property commonly known a 7303 Edward Drive. 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

C. 648 FRANCES AVENUE – Variance from a required 20-ft. building setback to a requested 6-ft. building setback in the R1 Zoning District. Appropriate notice has been given.

Francesca & Michael Schindler, 648 Frances Avenue, Loves Park, IL was sworn in as Petitioner. They indicated that they would like to rebuild a new bigger garage on their property.

No objectors present.

Mr. Stromberg moved to approve the Variance from a required 20-ft. building setback to a requested 6-ft. building setback in the R1 Zoning District for the property commonly known as 648 Frances Avenue. 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

Mrs. Howlett moved that the meeting be adjourned. Second by Mr. Stromberg. Motion carried by voice vote. The meeting was adjourned at 7:05 p.m.

APPROVED:
Sheila Mills, Secretary