

MINUTES OF THE LOVES PARK ZONING BOARD OF APPEALS
THURSDAY, JUNE 19, 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: 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, July 2, 2014 at 6:00 p.m.

2. MINUTES:

Mr. Stromberg pointed out an error in the minutes in Item C. regarding 648 Frances Avenue, should be 20-ft.

Mrs. Howlett moved to approve the minutes as amended from the meeting held May 15, 2014. Second by Mr. Stromberg. Motion carried by voice vote.

3. ZONING OFFICE REPORT:

None

4. COMMUNICATIONS:

None

5. OLD BUSINESS

None

6. NEW BUSINESS

A. 6918 FOREST HILLS ROAD – Special Use Permit for a dance studio in the IL Zoning District. Appropriate notice has been given.

Rion Tovar, 6918 Forest Hills Road, Loves Park, IL was sworn in as Petitioner. Ms. Tovar indicated that she would like to open a dance studio at this location.

No objectors present.

Mrs. Novak moved to approve a Special Use Permit for a dance studio in the IL Zoning District for the property commonly known as 6918 Forest Hills Road, 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.
3. The Special Use Permit shall be revoked if noise, order, traffic, or other verified complaints are received.

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. 5905 MATERIAL AVENUE – Zoning Map Amendment from the CG Zoning District to the IH Zoning District. Appropriate notice has been given.

Danielle Schlichting and Brooke Anderson, 5905 Material Avenue, Loves Park, IL were sworn in as Petitioners.

Mrs. Schlichting indicated that they recently purchased the property and would like to rezone the property which is presently Commercial General to Heavy Industrial so that the land shares the same zoning classification as the adjacent properties that are part of the business. She added that their business is a recycling center for concrete and asphalt, which crushes used material to aggregates.

Mr. Becker asked if the proposed staff recommendation for an 8 ft. site obscuring fence would be an issue.

Mrs. Schlichting answered that they would be willing to reorganizing the property to make it work.

Mrs. Howlett stated she felt that a Special Use Permit would be more appropriate for this property, which will still allow them to do what they want to do, but doesn't handicap the city when dealing with the property in the future.

Discussion of applicant applying for a Special Use Permit instead of the Zoning Map Amendment followed.

Mr. Thompson commented that the city has received complaints on the property that need to be addressed. Such as, the size of the piles of concrete and the dust generated from the property.

At the request of the applicant no action was taken at this time. The applicant will apply for a Special Use Permit.

7. Public Participation and Comment

None

8. General Discussion

Mrs. Howlett moved that the meeting be adjourned. Second by Mrs. Novak. Motion carried by voice vote. The meeting was adjourned at 6:41 p.m.

APPROVED:
Sheila Mills, Secretary