

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

ABSENT: PLANNING OFFICER - NATE BRUCK

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

Chairman Wilhelmi announced that the next Community Development Committee meeting will be held Wednesday, July 31, 2013 at 6:00 p.m.

2. MINUTES:

Mr. Sylvester commented that he was not present at the meeting held May 16, 2013 and the minutes indicate that he was present.

Mr. Becker commented that he was present at the May 16, 2013 meeting and the minutes indicated that he was not present.

Mrs. Novak moved to approve the minutes as amended from the meeting held May 16, 2013. 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. 6333 North Second Street – Special Use Permit for a fitness center/health club in the CR Zoning District. Appropriate notice has been given.

Timothy Lennon, 425 W. Water Street, Suite 275, Appleton, WI 54911 was sworn in as Petitioner. Mr. Lennon indicated that Planet Fitness would like to occupy the space at 6333 North Second Street. The club they currently have in Rockford is a 20,000 sq. ft. facility with an average of 7,000 members. The club is focused on the first time gym user

and will operate 24 hours a day; the facility will also draw traffic to neighboring businesses.

Chairman Wilhelmi asked if the fitness center would be selling any type of retail.

Mr. Lennon answered that retail sales is very limited.

Paul Meyer, 6409 First Street, Loves Park, IL was sworn in and asked what the impact would be to the adjacent residential neighborhood. He wanted to know why he was notified of the petition.

Mr. Stromberg explained to Mr. Meyer that it is a requirement of the city to notify all adjacent property owners within 250 feet of 6333 North Second Street.

No objectors present.

Mrs. Novak moved to approve the Special Use Permit for a fitness center/health club in the CR Zoning District for the property commonly known as 6333 North Second Street, with the following conditions: 1. The Special Use Permit shall expire with the sale of the business or discontinuance of the business. 2. All new parking areas shall be striped according to the official site plan. 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

- B. 7917 Orion Street – A Variance from a required 10 ft. building setback to a requested 3 ft. building setback in the R1 Zoning District. Appropriate notice has been given.

Rich Rice, 7601 Randy Road, Machesney Park, IL was sworn in on behalf of petitioner Loy Rice. Mr. Rice indicated they plan to expand the kitchen area of the house.

Mrs. Howlett stated that the relatively small lots in the cul de sac would be considered a hardship.

No objectors present.

Mr. Kern moved to approve a Variance from a required 10 ft. building setback to a requested 3 ft. building setback in the R1 Zoning District for the property commonly known as 7917 Orion Street. 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

7. Public Participation and Comment

None

8. General Discussion

None

Mrs. Howlett moved that the meeting be adjourned. Second by Mr. Sylvester. Motion carried by voice vote. The meeting was adjourned at 6:20 p.m.

APPROVED:
Sheila Mills, Secretary