

MINUTES OF THE LOVES PARK ZONING BOARD OF APPEALS
THURSDAY, AUGUST 15, 2013
6:00 P.M.
CITY COUNCIL CHAMBERS
LOVES PARK CITY HALL

1. CHAIRMAN ROB WILHELMI CALLED THE MEETING TO ORDER AT 6:06 P.M.

MEMBERS PRESENT: JAMES SYLVESTER, BRIAN KERN, NICHOLAS BECKER,
ALISE HOWLETT, ERIC STROMBERG

ABSENT: SHAWN NOVAK, PLANNING OFFICER - NATE BRUCK

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

Chairman Wilhelmi announced that the next Community Development Committee meeting will be held Wednesday, August 28, 2013 at 6:00 p.m.

2. MINUTES:

Mr. Sylvester moved to approve the minutes from the meeting held July 18, 2013.
Second by Mr. Becker. Motion carried by voice vote.

3. ZONING OFFICE REPORT:

None

4. COMMUNICATIONS:

None

5. OLD BUSINESS

None

6. NEW BUSINESS

Items A, B, & C were discussed and voted on together.

- A. 6101 North Second Street – Variance for a required 6-ft. side building setback to a requested 5-ft. side building setback in the CR Zoning District. Appropriate notice has been given.
- B. 6101 North Second Street – Variance for a pylon sign in the 30-ft. vision triangle in the CR Zoning District. Appropriate notice has been given.
- C. 6101 North Second Street – Variance in parking stalls from a required 35 parking stalls to a requested 26 parking stalls in the CR Zoning District. Appropriate notice has been given.

Ivy Israel, 70 W. Madison Street, Chicago, IL was sworn in as Petitioner. Ms. Israel stated that the applicant is seeking the Variances in order to build a Family Dollar. Mrs. Howlett ask what kind of market study or data does she have to back up the fact that this location would work with limited parking spaces.

Ms. Israel stated that she is the land developer and Family Dollar has their own specifications, which is based on their own analysis of the market, and they feel the proposed parking plan is adequate.

Mrs. Howlett stated that based on the zoning ordinance this retail development would be substandard with insufficient parking. She added without a market study giving the board information on why this plan would work, she doesn't see it moving forward.

Ms. Israel stated that she will get the market study from Family Dollar, but she added that Family Dollar knows their customer base.

Mr. Kern added that there is a concern that if Family Dollar were to fail, then the next tenant to occupy the space would not have enough parking.

Mrs. Howlett indicated that she doesn't have enough information to vote to approve the development and doesn't see a hardship at this point.

Mr. Sylvester asked why this site chosen in lieu of these problems.

Ms. Israel answered that the site was chosen from a traffic study and the close proximity to the customer base.

Mr. Becker commented that at one time this site had five lots and asked if they have been combined to one lot.

Ms. Israel indicated that the lots are to be legally combined.

Mr. Wilhelmi asked if green technology is being used in the building.

Ms. Israel answered that the company is going green, but was not aware of plans for LEADS certification.

Discussion followed on possible ways to increase parking on the site.

Chairman Wilhelmi asked what the hours of operation for the business.

Ms. Israel stated most likely 8:30 a.m. to 9:00 p.m. would be the hours of operation.

Mrs. Howlett moved to lay over items A, B, C until next month's Zoning Board of Appeals meeting so that more information can be obtained. Second by Mr. Kern.

MOTION APPROVED UNANIMOUSLY 5-0

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