

MINUTES OF THE LOVES PARK ZONING BOARD OF APPEALS
THURSDAY, JANUARY 17, 2019
5:30 P.M.
CITY COUNCIL CHAMBERS
LOVES PARK CITY HALL

1. CHAIRMAN ALISE HOWLETT CALLED THE MEETING TO ORDER AT 5:31 P.M.

MEMBERS PRESENT: ALISE HOWLETT, DENNIS HENDRICKS, CATHY NELSON,
BRIAN KERN, LINDY TOO HILL

MEMBERS ABSENT: NICOLAS BECKER, SHAWN NOVAK

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

OTHER ABSENT: NATE BRUCK - ECONOMIC DEVELOPMENT/PLANNING
DIRECTOR

Chairman Howlett announced that the next Community Development Committee meeting is scheduled for Monday, January 28, 2019 at 6:15 p.m.

2. MINUTES

Mr. Hendricks moved to approve the minutes from the meeting held December 20, 2018.
Second by Mrs. Nelson. Motion carried by voice vote.

3. ZONING OFFICE REPORT

None

5. UNFINISHED BUSINESS

- A. 6200 & 6202 FOREST HILLS ROAD – SPECIAL USE PERMIT TO ALLOW A BANQUET FACILITY AND CAFÉ IN THE IL ZONING DISTRICT.** Appropriate notice has been given.

Holly Connell, 1326 Harlem Blvd. Rockford, IL 61103 and Vicki Walker, 7372 Kishwaukee Road, Stillman Valley, IL 61084 were sworn in as Petitioners. Ms. Connell indicated that they are requesting a Special Use Permit for a banquet/café establishment. Architectural Metals at 6200 Forest Hills Road purchased 6202 Forest Hills Road and they plan to renovate and upgrade the existing facility formerly known as Betty's Square Dance and Western wear at 6202 Forest Hills Road., to a modern banquet facility for weddings showers, holiday events, etc. with an affordable rate for up to 100 people. The hours of operation will begin with limited hours with a plan to grow and be available for rental from 9:00 a.m. to 11:00 p.m. Ms. Connell stated that they are putting in a new parking lot with 35 stalls with landscaping. They will have additional 47 stalls for parking at the adjacent Architectural Metals property. The lots will be connected with by a pedestrian path and additional landscaping will be added around the building with a small garden for weddings and photo opportunities.

The building's exterior will have a complete modern update and will be visually pleasing from Forest Hills Road. The interior will be remodeled with a full kitchen and the bathrooms will be brought up to code.

Mrs. Howlett asked the applicants why they feel this property is a good location for the proposed use.

Ms. Connell stated that Betty's Western wear has been a facility rental space and has held weddings and parties for several years. There is a need for rental space in this area and she feels the modern farmhouse feel would be a unique space.

Mr. Kern asked about the plans for the café.

Ms. Connell stated that the banquet and kitchen is a priority and the café concept has been discussed but nothing has been finalized.

Mr. Kern asked how late the noise ordinance indicates.

Mr. Quintanilla stated on Monday thru Friday it is 11:00 p.m. and there are some residential homes in the area

Mrs. Howlett stated that the city noise ordinance will apply, but a condition on hours of operation may be considered.

No objectors present.

Mrs. Nelson moved to approve a Special Use Permit to allow a banquet facility and café in the IL Zoning District for 6200 & 6202 Forest Hills Road, with the following conditions:

1. The Special Use Permit shall expire with the change in property ownership of 6202 Forest Hills Road, and/or 6200 Forest Hills Road. The Special Use Permit shall expire with the discontinuance of the banquet/cafe business, or change in business ownership at 6202 Forest Hills Road, and/or Forest Hills Road.
2. The landscape requirements at 6202 Forest Hills Road shall be completed on or before May 31, 2019.
3. The dumpster enclosure shall be installed at 6202 Forest Hills Road on or before May 31, 2019.
4. The parking lot area at 6202 Forest Hills Road shall be striped and curbed on or before May 31, 2019. The parking lot area at 6200 Forest Hills Road shall be striped on or before May 31, 2019.
5. The sidewalk connecting 6202 Forest Hills Road and 6200 Forest Hills Road shall be installed on or before May 31, 2019.
6. There shall be no outside storage of materials at 6200 Forest Hills Road or 6202 Forest Hills Road. All materials related to either property shall be stored behind a site-obscuring fence.
7. No outside storage of personal vehicles, recreational vehicles, trailers, rvs, watercraft, or mobile homes shall be permitted for 6200 Forest Hills Road or 6202 Forest Hills Road.
8. The Special Use Permit shall expire after 1 year.
9. The site plan, as approved by the Zoning Board of Appeals, shall be tied to the approval of the Special Use Permit.
10. Limited hours that events will cease by 11:00 p.m. Sunday thru Thursday, and cease by 12:00 midnight on Friday and Saturday.

Second by Mr. Kern. **MOTION APPROVED 4-0**

6. NEW BUSINESS

A. TEXT AMENDMENT – CHAPTER 102, DIVISION 2, RESIDENTIAL

Mr. Quintanilla indicated that the amendment is to exclude easements in regards to landscaping requirements.

Mrs. Nelson moved to approve the text amendment to Chapter 102, Division 2, Residential. Second by Mrs. Toohill.

MOTION APPROVED 4-0

B. TEXT AMENDMENT – CHAPTER 102, DIVISION 3, COMMERCIAL

Mr. Quintanilla indicated that the amendment is are needed for commercial building design.

Mrs. Nelson moved to approve the text amendment to Chapter 102, Division 3, Commercial. Second by Mrs. Toohill.

MOTION APPROVED 4-0

C. TEXT AMENDMENT – CHAPTER 102, ARTICLE VII, SIGNS

Mr. Quintanilla stated that changes are needed, as currently the city has no way to govern billboard signs or for signs that are in disrepair.

Mrs. Howlett stated that there are legality issues that need to be reviewed as far as proposed sign conditions.

Mrs. Howlett stated that this type of amendment is needed but she feels it should be reviewed further.

Mrs. Nelson moved to table a text amendment for Chapter 102, Article VII, Signs. Second by Mrs. Toohill.

MOTION APPROVED 4-0

D. TEXT AMENDMENT – CHAPTER 102, EAST RIVERSIDE/I-90 OVERLAY DISTRICT.

Mr. Quintanilla stated that the amendment will allow for hotels/motels to be added to uses in the I-90 Overlay District.

Mrs. Nelson moved to approve a text amendment for Chapter 102, East Riverside/I-90 Overlay District. Second by Mrs. Toohill.

MOTION APPROVED 4-0

7. PUBLIC PARTICIPATION AND COMMENT

None

8. General Discussion

None

Mr. Kern that the meeting be adjourned. Second by Mr. Hendricks. Motion carried by voice vote.
The meeting adjourned at 6:46 p.m.

Sheila Mills, Secretary