

MINUTES OF THE LOVES PARK ZONING BOARD OF APPEALS
THURSDAY, JUNE 20, 2019
5:30 P.M.
CITY COUNCIL CHAMBERS
LOVES PARK CITY HALL

1. CHAIRMAN ALISE HOWLETT CALLED THE MEETING TO ORDER AT 5:33 P.M.

MEMBERS PRESENT: DENNIS HENDRICKS, CATHY NELSON, BRIAN KERN,
NICOLAS BECKER, SHAWN NOVAK, LINDY TOO HILL

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

Chairman Howlett announced that the next Community Development Committee meeting is scheduled for Monday, July 1, 2019 at 6:15 p.m.

2. MINUTES

Mrs. Nelson moved to approve the minutes, with the corrections as stated, from the meeting held April 18, 2019. Second by Mr. Hendricks. Motion carried by voice vote.

3. ZONING OFFICE REPORT

None

5. UNFINISHED BUSINESS

None

6. NEW BUSINESS

- A. **42XX N. BELL SCHOOL ROAD & 7500 E. RIVERSIDE BLVD./PARCEL 12-02-251-011 – SPECIAL USE PERMIT FOR A SEMI/SEMI-TRAILER PARKING LOT IN CONJUNCTION WITH ROAD RANGER GASOLINE STATION, IN THE EAST RIVERSIDE/I-90 OVERLAY AND CR ZONING DISTRICTS.** Appropriate notice has been given.

John Carabelli, 4930 E. State Street, Rockford, IL was sworn in as Petitioner and indicated that he is requesting a Special Use Permit for a parking lot for semi/semi-trailers, on the property to the north of the existing Road Ranger gas station, in order to meet the state requirements to designate the Road Ranger as a truck stop. Mr. Carabelli stated that the designation will allow the Road Ranger gas station to have video gaming machines. He added that the site will have 7 parking stalls and he feels any more than 7 would cause overcrowding. The noise would be minimal with a truck generators operating and he added that they are providing more than the required landscaping.

Mrs. Novak asked if the truck stop would have shower facilities.

Mr. Carabelli stated that they will not have shower facilities.

Mr. Becker stated that truck parking is specifically not permitted in the I-90 Overlay District and he feels a Special Use Permit should not be granted.

Mr. Kern commented that he thinks the proposed use is not a good use for the property.

Mrs. Nelson stated that she felt that a truck stop would not be the best use for the property.

Mr. Becker moved to deny a Special Use Permit for a semi/semi-trailer parking lot in conjunction with the Road Ranger gasoline station in the East Riverside/I-90 Overlay and CR Zoning District for the property known as 42XX N. Bell School Road and 7500 E. Riverside Blvd., based on the fact that semi/semi-trailer parking is prohibited in the East Riverside/I-90 Overlay District. Second by Mrs. Novak. The findings of the facts have not been met and discussed in accordance with the zoning recommendations provided.

MOTION TO DENY APPROVED 6-0

B. 4075 N. MULFORD ROAD – SPECIAL USE PERMIT FOR A GUN SHOOTING RANGE IN THE CR ZONING DISTRICT. Appropriate notice has been given.

Leo Carlson-Tessler, 535 Loves Park Drive, Loves Park, IL was sworn in as Petitioner and he stated that he currently owns and operates a gun store, but would like to expand to also having a gun range on the proposed location.

Gerald Hartwig, 216 Gladys Avenue, Fox River Grove, IL was sworn in and spoke in favor of the Special Use Permit for a gun shooting range at the proposed location.

Larry Schultz, 106 Beister Drive, Belvidere, IL was sworn in and spoke in favor of the Special Use Permit for a gun shooting range at the proposed location.

Jeff Plummer, 842 Pewter Drive, Rockford, IL was sworn in and spoke in favor of the Special Use Permit for a gun shooting range at the proposed location.

Jeff Makulec, 4913 Birch Avenue, Rockford, IL was sworn in and spoke in favor of the Special Use Permit for a gun shooting range at the proposed location.

Ron Struse, 7600 Suffield Rd, Loves Park IL was sworn in and spoke in favor of the Special Use Permit for a gun shooting range at the proposed location.

Craig Burdick, 1017 Anna Avenue, Machesney Park, IL was sworn in and spoke in favor of the Special Use Permit for a gun shooting range at the proposed location.

Mr. Quintanilla commented that he received a phone call from an elderly couple who declined to give their name and lived on Commonwealth Drive and they expressed their opposition to the Special Use Permit for a gun range.

No objectors present

Mr. Kern moved to approve a Special Use Permit for a gun shooting range in the CR Zoning District for the property known as 4075 N. Mulford Road, with the following conditions:

1. The Special Use Permit shall expire with the change in property ownership, change in business ownership or discontinuance of the retail gun sales component of the business.
2. The Special Use Permit shall be renewed 1 year from approval.

3. The Special Use Permit shall be revoked with verified complaints from adjacent businesses, property owners, or local authorities.
4. The owner shall work with staff to do the installation of the landscaping determining placement and size of plants and trees at installation.
5. No overnight parking shall be permitted.
6. The landscaping shall be completed on or before August 30, 2019.
7. There shall be no outside displays, or merchandise on display outside of the building. All activities shall be limited to inside of the building.
8. There shall be no storage of the owners or employees personal or recreational vehicles, Parking is for patrons and employees during regular business hours.
9. The owner shall work with staff to coordinate placement of the required dumpster enclosure. The dumpster enclosure shall be installed on or before August 30, 2019.
10. Security bars, cages, or gates shall not be permitted on windows and doors.

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

MOTION APPROVED 6-0

C. 5425 N. SECOND STREET – SPECIAL USE PERMIT FOR AN AUTOMOBILE SALES LOT IN THE CR ZONING DISTRICT. Appropriate notice has been given.

Chris Plunkett, 5425 N. Second Street, Loves Park, IL was sworn as Petitioner and indicated that he is requesting a Special Use Permit for automobile sales at the proposed location.

No objectors present.

Mr. Becker moved to approve a Special Use Permit for an automobile sales lot in the CR Zoning District for the property commonly known as 5425 N. Second Street, with the following conditions:

1. The Special Use Permit shall expire with the discontinuance of the business, change in business ownership, or change in property ownership.
2. The Special Use Permit shall be revoked with verified complaints from adjacent businesses, property owners, or authorities. Revocation of the special use will require that the property be subject to the provisions of the N. Second Street Overlay District.
3. The dumpster enclosure shall be installed on or before August 31, 2019.
4. An 8-ft deep, curbed, mounded landscape buffer with 3 trees shall be installed across the N. Second Street frontage. The 8-ft landscape buffer on Cherry Place shall not be required, but the gravel areas in front of the building shall be restored back to grass. The applicant shall work with staff for the implementation.
5. No vehicle repair shall be permitted at this location. All vehicle repairs must be done off-site. All vehicles shall be maintained in good running condition.
6. The establishment shall not be a “buy here pay here” establishment. All financing shall be through an off-site third party.
7. Only 18 vehicles for sale shall be allowed at any given time. The 24-ft. travel lane shall remain unobstructed from vehicles for sale.
8. No customer, employee, or vehicles for sale shall be parked on adjacent lots, or in the right-of-way.
9. The customer, employee, and vehicles sales areas shall be striped on or before August 31, 2019. Vehicles for sale shall be parked in parking stalls and not across parking stall lines.

10. No lifts or platforms shall be permitted for vehicle displays.
11. There shall be no storage of the owner or employees personal or recreational vehicles, which includes campers, trailers, rv's aquatic items, boats, or any other items not associated with the business.

7. PUBLIC PARTICIPATION AND COMMENT

None

8. General Discussion

None

Mrs. Novak that the meeting be adjourned. Second by Mrs. Toohill. Motion carried by voice vote.
The meeting adjourned at 7:03 p.m.

Sheila Mills, Secretary