

**MINUTES OF THE LOVES PARK ZONING BOARD OF APPEALS**  
**THURSDAY, OCTOBER 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: DENNIS HENDRICKS, BRIAN KERN, SHAWN NOVAK,  
LYNDI TOOHILL

ABSENT: CATHY NELSON

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

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

2. MINUTES

Mrs. Toohill moved to approve the minutes with corrections from the meeting held October 8, 2019. Second by Mr. Kern. Motion carried by voice vote.

3. ZONING OFFICE REPORT

None

5. UNFINISHED BUSINESS

None

6. NEW BUSINESS

- A. **213, 217, 221, and 225 E. RIVERSIDE BLVD – SPECIAL USE PERMIT FOR A BOAT SALES ESTABLISHMENT WITH OUTSIDE DISPLAY IN THE CR ZONING DISTRICT.**  
Appropriate notice has been given.

E. J. Dilonardo, 217 E. Riverside Blvd. Loves Park, IL was sworn as Petitioner and he gave a history of the property and he is requesting a Special Use Permit for a boat sales establishment with outside display on the proposed property.

No objectors present.

Mr. Novak moved to approve a Special Use Permit for a boat sales establishment with outside display in the CR Zoning District for the property known as 213, 217, 221, and 225 E. Riverside Blvd. with the following conditions:

1. The architectural building plans shall be submitted, within 30 days, of the approval of the Special Use Permit. The submitted plans shall be required to meet the adopted Building Code and State of Illinois requirements. The plans will require payment of the City's Plan Review fee, and be reviewed by the City's Plan examiner as is required and customary for all new commercial structures to be constructed in the City of Loves Park. No permits will be issued until the plans are approved, and the structure meets all applicable codes.
2. All areas utilized for driving or parking must be paved with a dust free hard impervious surface within 18 months of approval of the Special Use Permit. Such material must be approved by the City prior to installation.
3. All landscaping must be approved, and coordinated with City Staff, as required by the revised Special Use Permit, no later than June 30, 2020. The landscaping shall include a variety of salt tolerant plants, placed 5-ft. apart within the landscape area, and be maintained. The asphalt in the landscape area shall be removed, soil mounded, with river rock added. All sides of the landscape area shall be curbed. The applicant shall not be required to provide any interior trees, as required by code, because no interior parking is being created.
4. A handicap accessible stall shall be provided, and striped according to Illinois State Statutes. The location and striping for the accessible stall shall be done on or before May 31, 2020.
5. Loading and unloading shall take place in the alley and not on Riverside Boulevard.
6. The Special Use Permit shall expire with the change in property ownership, discontinuance of the boat sales business, or change in business ownership. And, may be revoked with verified complaints from adjacent businesses or property owners.
7. Small signs displaying boat for sale, which indicate make, model, accessories, and price shall be permitted. There shall be no signage display for other businesses allowed.
8. The owner shall work with Staff for the implementation of the dumpster enclosure. The enclosure shall be installed on or before May 31, 2020.

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

**MOTION APPROVED 4-0**

**B. TEXT AMENDMENT – CHAPTER 102, ARTICLE III, DISTRICTS, DIVISION 2, RESIDENTIAL, SECTION 102-152.**

No objectors present.

Mrs. Novak moved to approve a Text Amendment – Chapter 102, Article III, Districts, Division 2, Residential, Section 102-152. Second by Mr. Kern.

**MOTION APPROVED 4-0**

**C. TEXT AMENDMENT – CHAPTER 102- ADULT USE CANNABIS.**

No objectors present.

Mrs. Novak moved to approve a Text Amendment – Chapter 102- Adult Use Cannabis.  
Second by Mrs. Toohill.

**MOTION APPROVED 4-0**

**7. PUBLIC PARTICIPATION AND COMMENT**

None

**8. General Discussion**

None

Mrs. Toohill that the meeting be adjourned. Second by Mrs. Novak. Motion carried by voice vote.  
The meeting adjourned at 7:10 p.m.

Sheila Mills, Secretary