

**MINUTES OF THE LOVES PARK ZONING BOARD OF APPEALS**  
**THURSDAY, NOVEMBER 21, 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, SHAWN NOVAK, LYNDI TOO HILL

ABSENT:

OTHERS PRESENT: ANDREW QUINTANILLA – ZONING OFFICER  
NATE BRUCK – PLANNING/ECONOMIC DEVELOPMENT  
MANAGER  
ATTORNEY PHIL NICOLosi  
SHEILA MILLS – SECRETARY

Chairman Howlett announced that the next Community Development Committee meeting is scheduled for Monday, December 2, 2019 at 6:15 p.m.

2. MINUTES

Mrs. Novak moved to approve the minutes from the meeting held October 17, 2019.  
Second by Mr. Hendricks. Motion carried by voice vote.

3. ZONING OFFICE REPORT

None

5. UNFINISHED BUSINESS

None

Lyndi Toohill joined the meeting at 5:34 p.m.

6. NEW BUSINESS

- A. **2218 EVANS AVENUE – VARIANCE TO INSTALL A PARKING PAD ALONGSIDE OF THE EXISTING DRIVEWAY IN THE R1 ZONING DISTRICT.** Appropriate notice has been given.

Joseph Perry, 2218 Evans Avenue. Loves Park, IL was sworn as Petitioner and he stated that he is requesting a Variance for a parking pad alongside of his existing driveway.

No objectors present.

Mrs. Novak moved to approve a Variance to install a parking pad alongside of the existing driveway in the R1 Zoning District for the property known as 2218 Evans Avenue. Second by Mrs. Nelson. The findings of the facts have been met and discussed in accordance with the zoning recommendations provided. **MOTION APPROVED 5-0**

- B. 6104 E. RIVERSIDE BOULEVARD – VARIANCE FROM A REQUIRED 50-FT BUILDING SET BACK TO A REQUESTED 35-FT BUILDING SETBACK IN THE CR ZONING DISTRICT.** Appropriate notice has been given.

No objectors present.

Mr. Kern moved to approve a Variance from a required 50-ft building setback to a requested 35-ft building setback in the CR Zoning District for the property known as 6104 E. Riverside Blvd. Second by Mrs. Nelson. The findings of the facts have been met and discussed in accordance with the zoning recommendations provided.

**MOTION APPROVED 5-0**

- C. TEXT AMENDMENT – A TEXT AMENDMENT TO ALLOW CAR DEALERSHIPS AS A PERMITTED USE BY SPECIAL USE PERMIT IN THE CR ZONING AND N. SECOND STREET OVERLAY DISTRICTS.**

- D. 5312/5400 N. SECOND STREET – SPECIAL USE PERMIT TO ALLOW AN AUTOMOBILE SALES AND SERVICE STATION WITH INTERIOR AND EXTERIOR AUTOMOBILE SALES AREAS IN THE CR AND N. SECOND STREET OVERLAY DISTRICTS.**

Mrs. Nelson moved to layover Items C and D until next month's meeting. Second by Mr. Hendricks.

**MOTION APPROVED 5-0**

- E. TEXT AMENDMENT – CHAPTER 102, ZONING, ADULT-USE CANNABIS-ESTABLISHING APPROPRIATE DISTRICTS FOR VARIOUS USES.**

Mr. Bruck commented that the amendment will allow for the zoning of cannabis establishments if the city should allow for cannabis sales in the future.

Mrs. Novak moved to approve a Text Amendment – Chapter 102, Zoning, Adult-Use Cannabis, establishing appropriate districts for various uses. Second by Mrs. Toohill.

**MOTION APPROVED 5-0**

**7. PUBLIC PARTICIPATION AND COMMENT**

None

**8. General Discussion**

None

Mrs. Nelson that the meeting be adjourned. Second by Mr. Hendricks. Motion carried by voice vote. The meeting adjourned at 5:52 p.m.

Sheila Mills, Secretary