

MINUTES OF THE LOVES PARK ZONING BOARD OF APPEALS
THURSDAY, DECEMBER 19, 2019
5:30 P.M.
CITY COUNCIL CHAMBERS
LOVES PARK CITY HALL

1. CHAIRMAN ALISE HOWLETT CALLED THE MEETING TO ORDER AT 5:30 P.M.

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

ABSENT: SHAWN NOVAK, LYNDI TOOHILL

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, December 30, 2019 at 6:15 p.m.

2. MINUTES

Mrs. Nelson moved to approve the minutes from the meeting held November 21, 2019.
Second by Mr. Hendricks. Motion carried by voice vote.

3. ZONING OFFICE REPORT

None

5. UNFINISHED BUSINESS

A. **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.**

B. **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. Kern.

MOTION APPROVED 4-0, WITH CHAIRMAN HOWLETT VOTING

6. NEW BUSINESS

A. **7155 WINDSOR LAKE PARKWAY – SPECIAL USE PERMIT FOR A FITNESS ESTABLISHMENT IN THE CR ZONING DISTRICT.** Appropriate notice has been given.

Chelsey Ditto Bradley, 733 E. Riverside Blvd., Loves Park, IL was sworn in as Petitioner and indicated that she is requesting a Special Use Permit for a fitness establishment at this location. Mrs. Bradley stated that the business will focus on individual and small group training and the hours of operations will be limited and coordinated with the neighboring event business.

Elizabeth Titus, 4901 Zenith Parkway, Machesney Park, IL 61115, was sworn in and spoke in favor of the Special Use Permit.

No objectors present.

Mr. Hendricks moved to approve a Special Use Permit for a fitness establishment in the CR Zoning District for the property known as 7155 Windsor Lake Parkway, with the following conditions:

1. The Special Use Permit shall expire with the discontinuance of the fitness establishment, or change in business ownership.
2. The Special Use Permit shall be revoked with verified complaints from adjacent businesses, residents or local authorities.
3. All items used for training shall be confined to the unit. Low impact, low noise exercise shall be permitted outside of the building.

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

MOTION APPROVED 4-0, WITH CHAIRMAN HOWLETT VOTING

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 5:50 p.m.

Sheila Mills, Secretary