

**MINUTES OF THE LOVES PARK ZONING BOARD OF APPEALS**  
**THURSDAY, APRIL 16, 2020**  
**5:30 P.M.**

**CITY COUNCIL CHAMBERS**  
**LOVES PARK CITY HALL**

**Virtual Meeting held at [www.cityoflovespark.com](http://www.cityoflovespark.com)**

1. CHAIRMAN ALISE HOWLETT CALLED THE MEETING TO ORDER AT 5:34 P.M.

MEMBERS PRESENT: ALISE HOWLETT, DENNIS HENDRICKS, CATHY NELSON,  
SHAWN NOVAK, LYNDI TOO HILL,  
BEN DANIELSON

MEMBERS ABSENT: BRIAN KERN

OTHERS PRESENT: ANDREW QUINTANILLA – ZONING OFFICER  
STEVE THOMPSON – PUBLIC WORKS/COMMUNITY  
DEVELOPMENT DIRECTOR  
ATTORNEY PHIL NICOLOSI  
SHEILA MILLS – SECRETARY

Chairman Howlett announced that the next Community Development Committee meeting is scheduled for Monday, April 27, 2020 at 6:15 p.m.

2. MINUTES

Mrs. Novak moved to approve the minutes from the meeting held February 20, 2020.  
Second by Mrs. Nelson. Motion carried by voice vote.

3. ZONING OFFICE REPORT

4. UNFINISHED BUSINESS

5. NEW BUSINESS

Items A and B will be discussed together and voted on separately.

- A. 1736 E. RIVERSIDE BLVD. - VARIANCE FROM A REQUIRED 500 FT. TO A REQUESTED 450 FT. SEPARATION BETWEEN A SINGLE FAMILY DWELLING AND A MONOPOLE CELLULAR STRUCTURE IN THE CR ZONING DISTRICT.** Appropriate notice has been given.

Melissa Olson, 803 Peter Street, McHenry, IL; Doug Dolan, Dolan Realty Advisors, 450 Summerset Avenue, Westerville, MO; Joe Montalvo, property owner, 698 Stonemint Drive, Roscoe, IL; and Mario Juara, E. State Street, Rockford, IL, were sworn in on behalf of the Petitioner.

Mr. Dolan indicated that they are requesting a Variance and Special Use Permit for a proposed 75 ft., cellular monopole tower, which has been amended from the previously requested 70 ft.

Mrs. Howlett asked if the board could proceed with the petition as the Agenda stated that the application was for a 70 ft. structure.

Attorney Nicolosi indicated that the board could proceed with the consideration of the request.

Mr. Dolan commented that the placement of the monopole cell tower will enhance speed and coverage. He added that there will be landscaping and fencing to visually soften the area as recommended by city staff.

Ms. Olson added that the monopole will also enhance 911 emergency services.

Mrs. Howlett asked if a search was made for another location.

Mr. Dolan indicated that they were unable to co-locate in other areas that would meet the requirements.

Mrs. Nelson commented that the structure is actually 79 ft. with the lightning rod.

Mr. Quintanilla stated that a maximum height for a tower is 100 ft. however it was originally recommended that the maximum height of the cell tower to be 70 ft.

Mr. Thompson recommended that the board approve a height of up to 79 ft. to allow for the lightning rod.

Mr. Dolan stated that he is requesting that the board approve a height of up to 79 ft. to allow for the lightning rod.

Mr. Bruck presented a landscaping plan to the board, however the information was not provided to the board prior to the meeting.

Mr. Quintanilla commented that the landscaping and fence plan provided by the petitioner allows for more than what is recommended by city staff.

No objectors present.

Mrs. Novak moved to approve a Variance from a required 500 ft. to a requested 450 ft. separation between a single-family dwelling and a monopole cellular structure in the CR Zoning District for the property known as 1736 E. Riverside Blvd. Second by Mr. Hendricks. The findings of the facts have been met and discussed in accordance with the zoning recommendations provided.

**MOTION APPROVED 5-0**

- B. **1736 E. RIVERSIDE BLVD. – SPECIAL USE PERMIT TO ALLOW A 79 FT. MONOPOLE CELLULAR STRUCTURE IN THE CR ZONING DISTRICT.** The appropriate notice has been given.

No objectors present.

Mrs. Novak moved to approve a Special Use Permit to allow a 79 ft. monopole cellular structure in the CR Zoning District for the property known as 1736 E. Riverside Blvd., with the following conditions:

1. The tower shall provide for future co-location of 2 additional cellular company antennas.
2. There shall be a mounded landscape area with some combination of pines and arborvitae that conceals the northern and eastern boundaries of the fence. The landscape plan shall be included with the permitting process. The owner will be responsible for the maintenance repair and replacement of all landscape materials. The plant materials and landscape bed areas shall be tended and maintained in a healthy growing condition and free from refuse, debris, and weeds at all times.
3. The monopole or any of the antennas shall not exceed a height of 79 ft.
4. The interior fence area shall be concrete.

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

**MOTION APPROVED 5-0**

- C. **6245 N. SECOND STREET – SPECIAL USE PERMIT FOR A CAR WASH ESTABLISHMENT IN THE CR ZONING DISTRICT.** The appropriate notice has been given.

Dan Gusteen, Extreme Clean Car Wash, 1039 Elmwood Lane, Bartlett, IL, and Jeff Linkenheld, Arc Design Resources, 5291 Zenith Parkway, Loves Park, IL were sworn in as Petitioners.

Mr. Gusteen indicated that he is requesting a Special Use Permit for a car wash at 6245 N. Second Street, which he feels is a good fit for the property.

Mr. Linkenheld presented a site plan that includes landscaping and a masonry wall on the southeast corner for a noise buffer and he added that all access will be from Theodore Street

Dale Christensen, 533 Theodore Street, Loves Park, IL was sworn in as Objector. Mr. Christensen expressed concerns with noise, lighting, hours of operation, and traffic. He added that the traffic at the intersection of N. Second Street and Theodore Street gets backed up in the turn lane on Theodore Street at times, and he feels backups will increase with the carwash traffic, if the traffic signals aren't adjusted.

Mr. Gusteen commented that the hours of operation will be 7:00 a.m. to 9:00 p.m. in the summer and 7:00 a.m. to 8:00 p.m. in off-season. The led lighting will be directed to the property only and only 2 security lights will be on when the business is closed. Mr. Gusteen added that they will have a quick shut door that will eliminate noise from escaping from the building and the vacuum mechanics are also located inside to eliminate sound.

Mrs. Toohill moved to approve a Special Use Permit for a car wash establishment in the CR Zoning District for the property known as 6245 N. Second Street, with the following conditions:

1. The Special Use Permit shall expire with the change in property ownership, discontinuance of the Extreme Clean Car Wash, or change in business ownership.
2. The mixed masonry wall, up to a height of 8-ft, along the eastern property line shall be allowed and mirror the wall established at the Elgin, Illinois Extreme Clean Car Wash location.
3. The Special Use Permit shall expire after 1 year of approval. The owner shall be required to renew the Special Use Permit before its expiration.
4. The owner will be responsible for the maintenance, repair, and replacement of all landscaping materials. The plant materials and landscaped bed areas shall be tended and maintained in a healthy growing condition and free from refuse, debris, and weeds at all times.

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**

6. PUBLIC PARTICIPATION AND COMMENT

None

7. General Discussion

None

Mrs. Nelson moved that the meeting be adjourned. Second by Mrs. Novak. Motion carried by voice vote. The meeting adjourned at 6:34 p.m.

Sheila Mills, Secretary