

MINUTES OF THE LOVES PARK ZONING BOARD OF APPEALS

THURSDAY, JUNE 18, 2020

5:30 P.M.

CITY COUNCIL CHAMBERS

LOVES PARK CITY HALL

Virtual Meeting held at www.cityoflovespark.com

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

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

MEMBERS ABSENT: BRIAN KERN

OTHERS PRESENT: ANDREW QUINTANILLA – ZONING OFFICER
ATTORNEY PHIL NICOLosi

Chairman Howlett announced that the next Community Development Committee meeting is scheduled for Monday, June 29, 2020 at 6:15 p.m.

2. MINUTES

Mr. Hendricks moved to approve the minutes from the meeting held April 16, 2020.
Second by Mrs. Novak. Motion carried by voice vote.

3. ZONING OFFICE REPORT

4. UNFINISHED BUSINESS

5. NEW BUSINESS

Cathy Nelson and Attorney Phil Nicolosi joined the meeting at 5:34 p.m.

- A. **5128 FOREST HILLS ROAD – ZONING MAP AMENDMENT FROM THE R1 ZONING DISTRICT TO THE IH ZONING DISTRICT.** Appropriate notice has been given.

Charles Thompson, William Charles Co., 1401 N. Second Street, Rockford was sworn in as Petitioner. Mr. Thompson indicated that he is requesting the Zoning Map Amendment so that it shares the same zoning classification as the other surrounding parcels, which are in the heavy industrial district.

No objectors present.

Mrs. Howlett commented that the zoning amendment to the IH Zoning District would make the property consistent with the surrounding properties.

Mrs. Novak moved to approve a Zoning Map Amendment from the R1 Zoning District to the IH Zoning District for the property known as 5128 Forest Hills Road. Second by Mrs. Toohill. The findings of the facts have been met and discussed in accordance with the zoning recommendations provided.

MOTION APPROVED 5-0

B. 5373 PEBBLE CREEK TRAIL – SPECIAL USE PERMIT FOR A CHURCH IN THE RU ZONING DISTRICT. The appropriate notice has been given.

Matt Harrison, 1620 Roosevelt Road, Machesney Park, IL of Pebble Creek Church, Noel Sterett, Attorney, 228 Calvin Park Blvd, Rockford, IL were sworn in as Petitioners.

Mr. Harrison indicated that they are requesting a Special Use Permit to operate their church at the location.

Mrs. Howlett asked if they are aware of and agree with staff recommendations.

Mr. Harrison stated that they are fine with staff recommendations.

No objectors present.

Mr. Hendricks moved to approve a Special Use Permit for a church in the RU Zoning District for the property known as 5373 Pebble Creek Trail, with the following conditions:

1. The Special Use Permit expires with the change in property ownership, or discontinuance of Pebble Creek Church.
2. The owner is 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. Existing trees and shrubs shall be kept and maintained.
3. The dumpster enclosure shall be installed before the church opens to the public.
4. The Special Use Permit shall be revoked with verified complaints from adjacent property owners and/or local authorities.

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. 1110 WINDSOR ROAD – SPECIAL USE PERMIT FOR OUTSIDE STORAGE IN THE IG ZONING DISTRICT. The appropriate notice has been given.

Jeffrey Myers, 10395 Glen Abbey Close, Rockford, IL was sworn in as Petitioner. Mr. Myers indicated that Great Lakes Pallet Company is located on the property. They recently tore down the older portion of the building and they are proposing to build outside storage, with a 6-ft screened fence and a landscape buffer. Mr. Myers added that they agree with the conditions and staff recommendations.

Mr. Hendricks asked if a dumpster was required for the property.

Mr. Quintanilla indicated that since Great Lakes Pallet Company already provides a dumpster and enclosure, another dumpster would not be required.

No objectors present.

Mrs. Novak moved to approve a Special Use Permit for outside storage in the IG Zoning District for the property known as 1110 Windsor Road, with the following conditions:

1. The Special Use Permit shall expire with the change in property ownership, discontinuance of the pallet company.
2. Only the area designated for outside vehicle storage, according to the site plan, can be used for that purpose. No additional areas may be created. There shall be no storage outside of the self-storage units permitted.
3. Only licensed operable vehicles may be stored on the property, and in the designated parking areas for vehicles. Vehicles include passenger vehicles, commercial vehicles that do not require a CDL, recreational vehicles, and trailers. No pallets, construction or bulk materials are permitted to be stored in the area designated for vehicle and self-storage.
4. The property owner shall continue the 6-foot high chain link fence the entire length of the west property line, and remove all sections of the 12-foot high fence on Elm Street. All of the brush and overgrowth shall be removed. Chain link fence slats are not permitted.
5. The owner is 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. Existing trees and shrubs that will be kept shall be pruned and integrated into the landscaping.
6. A protective guardrail or barrier shall be provided for the striped vehicle and self-storage area. The striping and barrier shall be completed before the business opens to the public.
7. The Special Use Permit may be revoked with verified complaints from adjacent property owners or businesses.
8. Only 10 self-storage units (10x10x8.5) or smaller are permitted.
9. The fence on the north and northeast part of the property needs to be repaired.

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

6. PUBLIC PARTICIPATION AND COMMENT

None

7. General Discussion

Mrs. Howlett reminded board members that when making a motion to include the language “make a motion to recommend” approval or denial of a petition.

Mrs. Nelson moved that the meeting be adjourned. Second by Mr. Hendricks. Motion carried by voice vote. The meeting adjourned at 6:00 p.m.

Sheila Mills, Secretary