

MINUTES OF THE LOVES PARK ZONING BOARD OF APPEALS
THURSDAY, JULY 16, 2020
5:30 P.M.
CITY COUNCIL CHAMBERS
LOVES PARK CITY HALL

1. CHAIRMAN ALISE HOWLETT CALLED THE MEETING TO ORDER AT 5:32 P.M.

MEMBERS PRESENT: ALISE HOWLETT, DENNIS HENDRICKS, CATHY NELSON,
LYNDI TOO HILL, BEN DANIELSON, MIKE OWENS

MEMBERS ABSENT: SHAWN NOVAK

OTHERS PRESENT: ANDREW QUINTANILLA – ZONING OFFICER
ATTORNEY PHIL NICOLSI

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

2. MINUTES

Mrs. Nelson moved to approve the minutes from the meeting held June 18, 2020.
Second by Mr. Hendricks. Motion carried by voice vote.

3. ZONING OFFICE REPORT

4. UNFINISHED BUSINESS

5. NEW BUSINESS

- A. **6110 BROADCAST PARKWAY – SPECIAL USE PERMIT FOR A FITNESS ESTABLISHMENT IN THE CO ZONING DISTRICT.** Appropriate notice has been given.

Jacob Dickinson, 138 Armadale Way, Loves Park, IL was sworn in as Petitioner. Mr. Dickinson indicated that he is requesting a Special Use Permit for a studio gym, with one on one classes, from 5:45 a.m. to 6:45 p.m. He added that he understood and agreed with the recommended conditions to be place on the Special Use Permit.

No objectors present.

Mr. Owens moved to approve a Special Use Permit for a fitness establishment in the CO Zoning District for the property known as 6110 Broadcast Parkway, with the following conditions:

1. The Special Use Permit expires with the change in use.
2. The dumpster enclosure shall be installed within 30 days of approval of the special use.

3. All activities, classes, and items used in conjunction with training shall take place within the building. No outside storage shall be permitted.
4. The Special Use Permit shall be revoke with verified complaints from adjacent property businesses, property owners, and/or local authorities.
5. The business owner shall coordinate with staff to bring the unit up to code for the use. The business owner may not conduct business at this location until plan review and/or the review process has been completed.
6. The Special Use shall be renewed 1 year from the date of approval.

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. 205 E. RIVERSIDE BLVD – SPECIAL USE PERMIT FOR A DRIVE-THRU WINDOW IN THE CR ZONING DISTRICT. The appropriate notice has been given.

Frank Alvarez, 4255 Sunset Terrace, Loves Park, IL was sworn in as Petitioner. Mr. Alvarez stated he is requesting a Special Use Permit to utilize an existing drive thru window at his restaurant.

No objectors present.

Mrs. Nelson moved to approve a Special Use Permit for a drive-thru window in the CR Zoning District for the property known as 205 E. Riverside Blvd., with the following conditions:

1. The Special Use Permit expires with the change in use.
2. The dumpster enclosure shall be installed within 30 days of approval of the special use.
3. The five tandem parking stalls and dumpster enclosure that will be located at 209 E. Riverside Blvd, Parcel no. 11-01-406-003, shall be included as part of the special use. The parking located on Parcel No. 11-01-406-001, shall also be included as part of the special use.
4. The Special Use Permit shall be revoked with verified complaints from adjacent property businesses, property owners, and/or local authorities.
5. The special use shall be renewed 1 year from the date of approval.
6. All parking stalls and directional arrows shall be striped according to the site plan no later than August 31, 2020.

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

6. PUBLIC PARTICIPATION AND COMMENT

None

7. General Discussion

None

Mrs. Nelson moved that the meeting be adjourned. Second by Mr. Owens. Motion carried by voice vote. The meeting adjourned at 6:14 p.m.

Sheila Mills, Secretary