

MINUTES OF THE LOVES PARK ZONING BOARD OF APPEALS
THURSDAY, DECEMBER 17, 2020
5:30 P.M.

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,
LYNDI TOOILL, CATHY NELSON
BEN DANIELSON, MIKE OWENS

OTHERS PRESENT: ANDREW QUINTANILLA – ZONING OFFICER
ATTORNEY PHIL NICOLSI
SHEILA MILLS - SECRETARY

2. MINUTES

Mrs. Nelson moved to approve the minutes from the meeting held November 19, 2020.
Second by Mrs. Novak. Motion carried by voice vote.

3. ZONING OFFICE REPORT

None

4. UNFINISHED BUSINESS

Items A. thru E. were discussed together and voted on separately.

- A. **5767 WHISPERING WAY – VARIANCE FROM A REQUIRED 14,600 SQ-FT LOT SIZE TO A REQUESTED 13,192 SQ-FT LOT IN THE R3A ZONING DISTRICT.** Appropriate notice has been given.

Elisa Whitman, 6801 Spring Creek Road, Rockford, IL was sworn in as Petitioner. Ms. Whitman indicated that the structure on this property (Lot 2) was originally built in 1996 and was inadvertently built on a portion of 5733 Whispering Way (Lot 3) and she is requesting Variances to correct the boundaries for Lot 2 and Lot 3.

No objectors present.

Mr. Owens moved to approve a Variance from a required 14,600 sq-ft lot size to a requested 13,192 sq-ft lot in the R3A Zoning District for the property known as 5767 Whispering Way. Second by Mrs. Novak. The findings of the facts have been met and discussed in accordance with the zoning recommendations provided.

MOTION APPROVED 6-0

- B. 5767 WHISPERING WAY – VARIANCE FROM A REQUIRED 6 FT SIDE YARD SETBACK TO A REQUESTED 5 FT. 4 IN SIDE YARD SETBACK IN THE R3A ZONING DISTRICT.** Appropriate notice has been given.

No objectors present.

Mr. Owens moved to approve a Variance from a required 6-ft side yard setback to a requested 5 ft. 4 in. side yard setback in the R3A Zoning District for the property known as 5767 Whispering Way. Second by Mrs. Nelson. The findings of the facts have been met and discussed in accordance with the zoning recommendations provided.

MOTION APPROVED 6-0

- C. 5733 WHISPERING WAY – VARIANCE FROM A REQUIRED 14,600 SQ-FT LOT SIZE TO A REQUESTED 12,222 SQ-FT LOT SIZE IN THE R3A ZONING DISTRICT.** Appropriate notice has been given.

No objectors present.

Mrs. Nelson moved to approve a Variance from a required 14,600 sq-ft lot size to a requested 12,222 sq-ft lot size in the R3A Zoning District for the property known as 5733 Whispering Way. Second by Mr. Owens. The findings of the facts have been met and discussed in accordance with the zoning recommendations provided.

MOTION APPROVED 6-0

- D. 5733 WHISPERING WAY – VARIANCE FROM A REQUIRED 6 FT SIDE YARD SETBACK TO A REQUESTED 5 FT 4 IN SIDE YARD SETBACK IN THE R3A ZONING DISTRICT.** Appropriate notice has been given.

No objectors present.

Mrs. Nelson moved to approve a Variance from a required 6-ft side yard setback to a requested 5-ft 4-in side yard setback in the R3A Zoning District for the property known as 5733 Whispering Way. Second by Mr. Hendricks. The findings of the facts have been met and discussed in accordance with the zoning recommendations provided.

MOTION APPROVED 6-0

- E. 5733 WHISPERING WAY – VARIANCE FROM A REQUIRED 80 FT LOT WIDTH AT THE BUILDING SETBACK LINE TO A REQUESTED 53 FT 8 IN LOT WIDTH AT THE BUILDING SETBACK LINE IN THE R3A ZONING DISTRICT.** Appropriate notice has been given.

No objectors present.

Mrs. Nelson moved to approve a Variance from a required 80-ft lot width at the building setback line to a requested 53-ft 8-in lot width at the building setback line in the R3A Zoning District for the property known as 5733 Whispering Way. Second by Mrs. Toohill. The findings of the facts have been met and discussed in accordance with the zoning recommendations provided.

MOTION APPROVED 6-0

5. NEW BUSINESS

None

6. PUBLIC PARTICIPATION AND COMMENT

None

7. General Discussion

None

Mrs. Nelson moved that the meeting be adjourned. Second by Mrs. Toohill. Motion carried by voice vote. The meeting adjourned at 5:50 p.m.

Sheila Mills, Secretary