

MINUTES OF THE LOVES PARK ZONING BOARD OF APPEALS
THURSDAY, MARCH 18, 2021
5:30 P.M.
COUNCIL CHAMBERS

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

MEMBERS PRESENT: ALISE HOWLETT, DENNIS HENDRICKS, LYNDI TOOILL,
BEN DANIELSON, MIKE OWENS

MEMBERS ABSENT: SHAWN NOVAK, CATHY NELSON

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

2. MINUTES

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

3. ZONING OFFICE REPORT

None

4. UNFINISHED BUSINESS

- A. **5400 & 5312 N. SECOND STREET** – Special Use Permit for a commercial vehicle sales establishment in the Commercial Retail and N. Second Street Overlay District.

Mr. Owens moved to lay this petition over until next month. Second by Mrs. Toohill.

MOTION APPROVED 4-0

5. NEW BUSINESS

- A. **919 RIVER LANE** – Special Use Permit for a dog daycare, training, and grooming establishment in the IL Zoning District. Appropriate notice has been given.

David Schmidt, 919 River Lane, Loves Park, IL was sworn in as Petitioner and indicated that he is requesting a Special Use Permit so he can operate a dog daycare, training, and grooming business at this location and he agrees to the conditions that were recommended by staff.

No objectors present.

Mr. Hendricks moved to approve a Special Use Permit for a dog daycare, training, and grooming establishment in the IL Zoning District for the property known as 919 River Lane, with the following conditions:

1. Special Use Permit shall expire with the discontinuance of the use of the dog daycare, training, and grooming establishment.
2. The Special Use Permit shall be renewed 1 year from the date of approval.
3. Dog grooming shall not be permitted until the business owner or property owner has brought the building up to code for the use, and all inspections have been approved.
4. Three (3) planters filled with live plants shall be placed, and maintained, on the private sidewalk in front of the business. The front half of the building shall be painted.

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

MOTION APPROVED 4-0

Items B & C were discussed together and voted on separately.

- B. 6423 WINDSOR ROAD, 4557 MARSH HAWK DRIVE, 4503 MARSH HAWK DRIVE –**
Zoning Map Amendment from the CR Zoning District to the R2 Zoning District. Appropriate notice has been given.

Tim McDonnell, 1652 Lancaster Drive, Caledonia, IL and Nick Becker, R. K. Johnson, 1515 Windsor Road, Loves Park were sworn in as Petitioners.

Mr. McDonnell indicated that they are requesting a Zoning Map Amendment and Special Use Permit for three parcels so the property can be developed for residential dwellings. He added that the parcels are currently commercial retail, but have not been developed for this purpose since being annexed into the City of Loves Park.

Mr. Owens asked where the utility easements were located.

Mr. Becker indicated that the utility easements were along Perryville Road.

No objectors present.

Mr. Owens moved to approve a Zoning Map Amendment from the CR Zoning District to the R2 Zoning District for the properties known as 6423 Windsor Road, 4557 Marsh Hawk Drive, and 4503 March Hawk Drive. Second by Mr. Hendricks. The findings of the facts have been met and discussed in accordance with the zoning recommendations provided.

MOTION APPROVED 4-0

- C. 6423 WINDSOR ROAD, 4557 MARSH HAWK DRIVE, 4503 MARSH HAWK DRIVE –**
Special Use Permit for a planned unit development containing nine (9) duplexes and four (4) single-family dwellings in the R2 Residential Zoning District. Appropriate notice has been given.

No objectors present.

Mr. Owens moved to approve a Special use permit for a planned unit development containing nine (9) duplexes and four (4) single-family dwellings in the R2 Residential Zoning District for the properties known as 6423 Windsor Road, 4557 Hawk Drive, and 4503 Marsh Hawk Drive, with the following conditions:

1. All dwellings shall be constructed using some combination of brick, stone masonry, and siding.
2. A monument subdivision sign shall be placed at the northeast corner of Marsh Hawk Drive and Perry Ridge Lane. A single subdivision monument sign, allowing vacancy

notification and contact number, shall be permitted along Perryville Road with the building setback. Neither sign shall include any LED, or other electronic capabilities. The subdivision signs shall include landscaping, and not be more than 5 feet in height. Signs shall be approved by city staff before installation.

3. The maintenance of the exterior of the dwellings, landscaping, and land for this planned unit development shall be the responsibility of the landowner.
4. Any changes to the site plan, as presented, shall not affect the character of the development. All changes shall require approval by the city's Zoning Officer as part of an administrative review.
5. The developer shall provide a concrete sidewalk connection along Windsor Road that connects to the existing crosswalk on Perryville Road, a sidewalk along the eastern side of Marsh Hawk Drive, and sidewalk across the Hilltop Drive frontage.
6. The 25-foot and 22-foot building setbacks, as presented, for the westerly portion of the development shall be acceptable.

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

MOTION APPROVED 4-0

6. PUBLIC PARTICIPATION AND COMMENT

None

7. General Discussion

None

Mr. Owens moved that the meeting be adjourned. Second by Mrs. Toohill. Motion carried by voice vote. The meeting adjourned at 5:55 p.m.

Sheila Mills, Secretary