

**MINUTES OF THE LOVES PARK ZONING BOARD OF APPEALS**  
**THURSDAY, JUNE 17, 2021**  
**5:30 P.M.**  
**COUNCIL CHAMBERS**

1. CHAIRMAN MIKE OWENS CALLED THE MEETING TO ORDER AT 5:32 P.M.

MEMBERS PRESENT: MIKE OWENS, DENNIS HENDRICKS, LYNDI TOO HILL,  
BEN DANIELSON, SHAWN NOVAK, CATHY NELSON,  
TINO RIVERA

OTHERS PRESENT: ANDREW QUINTANILLA – ZONING OFFICER  
ATTORNEY PHIL NICOLosi

2. MINUTES

Mrs. Novak moved to approve the minutes from the meeting May 20, 2021. Second by Mrs. Nelson. Motion carried by voice vote.

3. ZONING OFFICE REPORT

None

4. UNFINISHED BUSINESS

Mrs. Toohill joined the meeting at 5:36 p.m.

5. NEW BUSINESS

Items A & B discussed together and voted on separately.

- A. **4624 ARLINGTON STREET** - Variance from a required 57-ft front yard building setback to a requested 38-ft front yard building setback in the R1 Zoning District. Appropriate notice has been given.

Rob Schlensker, 4624 Arlington Street, Loves Park, IL was sworn in as Petitioner and indicated that he is requesting the Variances to allow for a garage to be built on the property.

No objectors present.

Mr. Hendricks moved to approve a Variance from a required 57-ft front yard building setback to a requested 38-ft front yard setback in the R1 Zoning District for the property known as 4624 Arlington Street. 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. **4624 ARLINGTON STREET** – Variance in height from a permitted 15-ft in height for an accessory structure to a requested 21-ft in height for an accessory structure, from peak to grade, in the R1 Zoning District. Appropriate notice has been given.

No objectors present.

Mr. Hendricks moved to approve a Variance in height from a permitted 15-ft in height for an accessory structure to a requested 21-ft in height for an accessory structure, from peak to grade, in the R1 Zoning District for the property known as 4624 Arlington Street 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**

- C. **5319 BENNETT STREET** - Variance to widen a portion of an existing gravel driveway in front of and alongside of the garage in the R1 Zoning District. Appropriate notice has been given.

Petitioner not present.

Mrs. Nelson moved to lay over the Variance to widen a portion of an existing gravel driveway in front and alongside of the garage in the R1 Zoning District for the property known as 5319 Bennett Street. Second by Mrs. Toohill.

**MOTION APPROVED 6-0**

- D. **6803 FOREST HILLS ROAD** - Special Use Permit for a car wash in the CR Zoning District. Appropriate notice has been given.

Tanner Brandt, 4609 33<sup>rd</sup> Avenue, Fargo, ND was sworn in as Petitioner and indicated he is requesting a Special Use Permit for a Tommy Express car wash on the property.

No objectors present.

Mrs. Nelson moved to approve a Special Use Permit for a car wash in the CR Zoning District for the property known as 6803 Forest Hills Road, with the following conditions:

1. The Special Use Permit shall be renewed 1 year from approval.
2. The landscape plan shall include a variety of mixed trees that range from 8-ft to 25-ft at maturity, and be dispersed around the perimeter of the property. Additionally, a landscape bed shall be provided around the parking area on the eastern part of the development. It shall mirror the landscaping being provided on the Forest Hills Road frontage. The mixed tree variety and additional landscape bed shall be approved and coordinated with staff. The owner will be responsible for the maintenance, repair and replacement of all landscaping materials. The plant materials and landscaping bed areas shall be tended and maintained in a healthy growing condition and free from refuse, debris and weeds at all times.
3. The dumpster area shall be obscured with landscaping.
4. The sign for the establishment shall meet the requirements established in Article VI, Section 102-284. The parking provided for this establishment shall be sufficient.

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**

- E. Mrs. Nelson volunteered to take over the role of Vice-Chairman of the Zoning Board of Appeals. Second by Mr. Hendricks.

**MOTION APPROVED 6-0**

6. PUBLIC PARTICIPATION AND COMMENT

None

7. General Discussion

None

Mrs. Novak moved that the meeting be adjourned. Second by Mr. Hendricks. Motion carried by voice vote. The meeting adjourned at 6:10 p.m.

Sheila Mills, Secretary