

**MINUTES OF THE LOVES PARK ZONING BOARD OF APPEALS**  
**THURSDAY, AUGUST 19, 2021**  
**5:30 P.M.**  
**COUNCIL CHAMBERS**

1. CHAIRMAN MIKE OWENS CALLED THE MEETING TO ORDER AT 5:30 P.M.

MEMBERS PRESENT: MIKE OWENS, LYNDI TOO HILL, BEN DANIELSON,  
JASON VANDIVER, CATHY NELSON, TINO RIVERA

MEMBERS ABSENT: LUKE CARLSON

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

2. MINUTES

Mrs. Nelson moved to approve the minutes from the meeting July 15, 2021. Second by Mrs. Toohill. Motion carried by voice vote.

3. ZONING OFFICE REPORT

Mr. Quintanilla corrected two errors on the Agenda; Item A. change “pat” to “pad” and in Item B. change 5872 to 5870.

4. UNFINISHED BUSINESS

5. NEW BUSINESS

- A. **4802 ILLINOIS STREET** – Variance to establish an auxiliary parking pad in front of and alongside of the existing driveway in the R1 Zoning District. Appropriate notice has been given.

Shannon Schroeder, 4802 Illinois Street, Loves Park, IL was sworn in as Petitioner and she indicated that they are requesting a Variance for a parking pad in front of and alongside the existing driveway to allow for a handicap vehicle for a handicap person that will reside at the residence part time.

No objectors present

Mrs. Nelson moved to approve a Variance to establish an auxiliary parking pad in front of and alongside of the existing driveway in the R1 Zoning District for the property known as 5319 Bennett Street, with the condition that the approval of the Variance shall only permit improvements on private property and the auxiliary pad shall taper 5-ft from the property line to meet the existing driveway. 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. **5870 E. RIVERSIDE BLVD** – Special Use Permit for an oil change service establishment in the CR Zoning District.

Mark Huonder, Fort Worth, Texas was sworn in as Petitioner and he indicated that he is requesting a Variance for an oil change business that allows the customer to remain in their vehicle while being serviced.

Mrs. Nelson commented for the record that the property will be replatted and that the Final Plat of the property is still in process.

No objectors present.

Mr. Danielson moved to approve a Special Use Permit for an oil change service establishment in the CR Zoning District for the property known as 5870 E. Riverside Blvd., with the following conditions:

1. The Special Use Permit shall expire with the change in business use.
2. The applicant shall extend the landscape berm to the west property line. The berm shall not be required to extend to the eastern property line. The small section can mirror the established curb installed by the carwash to the east. Six additional trees that grow to height of 20-ft or more when matured shall also be installed. The trees shall be some combination of Maple, Oak, or Elm tree and be situated in proximity to the development. Additionally, the business or landowner shall be responsible for the maintenance, repair, and replacement of all landscaping materials. Plant materials in landscape bed area shall be maintained in a healthy growing condition, free from refuge, debris, and weeds at all times.
3. The tree line along the western property line shall not be completely removed. A buffer shall remain between the residence and the business.
4. All business signage shall meet the requirements of Article VI, Section 102-284.
5. The dumpster enclosure shall be constructed of masonry on three sides, with a site-obscuring gate. The use of chain link and vinyl slats shall not be permitted.

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**

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 5:54 p.m.

Sheila Mills, Secretary