

MINUTES OF THE LOVES PARK ZONING BOARD OF APPEALS
THURSDAY, OCTOBER 21, 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, BEN DANIELSON, JASON VANDIVER,
CATHY NELSON, TINO RIVERA, LUKE CARLSON, LYNDI
TOOHILL

MEMBERS ABSENT: JASON VANDIVER, TINO RIVERA

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

Chairman Owens announced that items considered for recommendation at this meeting will be forwarded to the Community Development Committee meeting on November 1, 2021 at 6:15 p.m.

Mr. Danielson joined the meeting at 5:31 p.m.

2. MINUTES

Mrs. Nelson moved to approve the minutes from the meeting September 16, 2021. Second by Mr. Carlson. Motion carried by voice vote.

3. ZONING OFFICE REPORT

4. UNFINISHED BUSINESS

5. NEW BUSINESS

- A. **7003 N. ALPINE ROAD** – Special Use Permit to allow the operation of a concert venue in conjunction with an Indoor Sports Facility in the CR Zoning District. Appropriate notice has been given.

Petitioner not present.

Mrs. Toohill moved to lay over the petition for a Special Use Permit to allow the operation of a concert venue in conjunction with an Indoor Sports Facility in the CR Zoning District for the property known as 7003 N. Alpine Road. Second by Mr. Carlson.

MOTION APPROVED 4-0

- B. **5400 NORTH SECOND STREET (11-12-226-083 & 11-12-226-051)** – Special Use Permit to allow overflow parking and staging of Fleet commercial vehicles (outside storage of vehicles) in the CR Zoning District. Appropriate notice has been given.

Dave Sockness, Stenstrom, 12548 County Line Road, Roscoe, IL was sworn in on behalf of Petitioner and indicated that he is requesting a Special Use Permit to park and stage vehicles on the property.

No objectors present.

Mrs. Nelson moved to approve a Special Use Permit to allow overflow parking and staging of fleet commercial vehicles (outside storage of vehicles) in the CR Zoning District for the property known as 5400 North Second Street, with the following conditions:

1. The Special Use Permit shall expire with any change in property ownership, change in business ownership, or discontinuance of the commercial automobile sales business.
2. No off-site business signage shall be permitted for parcels 11-12-226-083 and aa-12-226-054.
3. No commercial or passenger vehicle sales shall be permitted on 11-12-226-083 and 11-12-226-054. The commercial vehicles shall not display any options or pricing. All sales and vehicle information shall be provided when the vehicle is available for sale at 4925 N. Second Street, the existing Kar Korner sales lot.
4. All areas utilized for driving or parking must be paved with a dust free hard impervious surface within 6 months of approval of the special use. Such material shall be approved by the City prior to installation. The vehicle storage areas shall be stripped, observing the defined fire lane, as presented on the site plan. Storage of the vehicles shall only be permitted within the striped vehicle storage areas and not encroach into the landscape bed areas on both N. Second Street frontages.
5. There shall be no storage of the owner or employees personal or recreational vehicles, which includes campers, trailers, rv's, aquatic items, boats, or any other items not associated with the business located at 4925 N. Second Street.
6. The properties shall be limited to the storage of the mini fleet transit cargo vans only. No vehicles that require a Commercial Drivers License (CDL) or passenger vehicles shall be permitted on parcels 11-12-226-083 and 11-12-226-054.
7. Loading and unloading of vehicles shall only be permitted in the rear of the building.
8. No vehicle washing or repair shall be permitted, and all vehicles shall be operable and maintained in a good state of repair.
9. Landscaping shall meet all of the requirements of Section 102-258, and the N. Second Street Overlay District. The owner shall be required to remove asphalt for the landscaping bed on both frontages and provide a protective curb on all sides. The buffer shall be 8-ft deep. The owner shall also provide a landscape buffer on both parcels that will obscure vehicles behind the building. The buffer will require the removal of asphalt and provide a protective curb on all sides. The rear landscaped areas shall be lined with a row of arborvitae trees and perennials. The buffer will also include the installation of a black vinyl coated chain link fence that shall not exceed 6-ft in height. No barb or razor wire shall be allowed.

10. The property owner or business owner shall be responsible for the maintenance, repair, and replacement of all landscape plants and materials. The landscape beds shall be tended too, and maintained in a healthy growing condition, free from refuse, debris, and weeds at all times. The owner shall provide staff with a landscape schedule outlining the various plants/trees that will be provided as part of the approval within 30 days of approval.
11. The Special Use Permit shall be renewed 1 year from the date of approval.
12. If the improvements identified in Phase 1 are not completed and conditions recommended with the approval have not been met, the land owner or business owner shall be required to remove any and all vehicles from parcels 11-12-226-083 and 11-12-226-054.

Second by Mr. Carlson. 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

Mrs. Nelson moved that the meeting be adjourned. Second by Mr. Danielson. Motion carried by voice vote. The meeting adjourned at 6:05 p.m.

Sheila Mills, Secretary