

MINUTES OF THE LOVES PARK ZONING BOARD OF APPEALS
THURSDAY, NOVEMBER 18, 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, LYNDI TOO HILL

MEMBERS ABSENT: TINO RIVERA, LUKE CARLSON

OTHERS PRESENT: ZONING OFFICER - ANDREW QUINTANILLA,
ATTORNEY PHIL NICOLSI

Chairman Owens announced that items considered for recommendation at this meeting will be forwarded to the Community Development Committee meeting on November 29, 2021 at 6:15 p.m.

2. MINUTES

Mrs. Nelson moved to approve the minutes from the meeting October 21, 2021, with the correction of removing Jason Vandiver and Tino Rivera as being present. Second by Mrs. Toohill. Motion carried by voice vote.

3. ZONING OFFICE REPORT

4. UNFINISHED BUSINESS

- A. **7003 N. ALPINE ROAD**– Special Use Permit to allow an indoor sports facility and a concert venue in the CR Zoning District.

Mr. Quintanilla indicated that this petition will need to be withdrawn from the Agenda as the Petitioner has not complied with the application process.

Mrs. Nelson moved to withdraw the Petitioner regarding 7003 N. Alpine Road. Second by Mr. Danielson.

MOTION APPROVED 4-0

5. NEW BUSINESS

- A. **5902 E. RIVERSIDE BLVD** – Special Use Permit to allow a car wash in the CR Zoning District. Appropriate notice has been given.

Petitioner not present.

Narciso Lira, 1824 Southwick Drive, Dallas, TX and Brad Stomp, 1255 W Rio Salado Parkway, Suite 111, Tempe AZ were sworn in on behalf of Petitioner.

Mr. Stomp indicated that the car wash was recently purchased and they are requesting a Special Use Permit to allow for a car wash.

No objectors present.

Mr. Danielson moved to approve a Special Use Permit to allow a car wash in the CR Zoning District for the property known as 5902 E. Riverside Blvd. with the following conditions:

1. The Special Use Permit shall expire with the change of use or change in property ownership.
2. The Special Use Permit shall be revoked with verified complaints from adjacent property owners, business owners, or local authorities.
3. The business or land owner shall be responsible for the maintenance, repair, and replacement of all landscaping materials. Plant materials in landscape bed areas shall be maintained in a healthy growing condition free from refuse, debris, and weeds at all times. Second by Mrs. Nelson.

MOTION APPROVED 4-0

- B. **5105 N. SECOND STREET** – Variance to widen the driveway 12 feet in front of the home in the CR Zoning District. Appropriate notice has been given.

Jessica Eccles, 5105 N. Second Street, Loves Park, IL was sworn in as Petitioner and indicated that she is requesting a Variance to widen the driveway to allow for off street parking.

No objectors present.

Mrs. Nelson moved to approve a Variance to widen the driveway 12 feet in front of the home in the CR Zoning District for the property known as 5105 North Second Street, with the following conditions: 1. No recreational vehicles or boats shall be parked on the parking pad and all vehicles must be operational and non-commercial.

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

- C. **1034 WINDSOR ROAD** – Special Use Permit for a duplex in the CR Zoning District. Appropriate notice has been given.

Steven Blake, 1034 Windsor Road, Loves Park, IL was sworn in as Petitioner and indicated he is requesting a Special Use Permit to build a duplex.

Mr. Danielson moved to approve a Special Use Permit for a duplex in the CR Zoning District for the property known as 1034 Windsor Road, with the following conditions:

1. The Special Use Permit shall expire with the discontinuance of Windsor Pizza Parlor, or the sale of the properties.
2. The entire parking lot shall be curbed.
3. The 2 (4-ft in depth) landscape berms are sufficient to meet the requirement. The landscaping shall include replacement of all Gold Coast Juniper bushes with Karl Forester Grasses. Landscaping shall also include replacement of

all Dwarf Lilac shrubs with ornamental Bradford Pear Trees. And, replacement of the Dwarf Crabapple Tree with a Shademaster Honey Locust Tree. The landscape hedge, on the western property line for parcel 08-31-454-010, shall continue southward to the 30-ft setback for the property. Islands in and around the parking lot shall contain some combination of perennials and may be coordinated with staff. If staff recommendations for this condition are met, the landscaping for both uses shall be sufficient for this development. An updated landscape plan shall be provided within 30 days of approval of the Special Use.

4. Eighteen fee deep stalls will be adequate for meeting the stall requirement in order to observe vehicle circulation.
5. Restaurant parking shall only be allowed in the newly created parking lot designated for its customers. A private parking sign shall be installed to accommodate the residents living in the duplexes.

Second by Mrs. Toohill. 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 6:03 p.m.

Sheila Mills, Secretary