

MINUTES OF THE LOVES PARK ZONING BOARD OF APPEALS
THURSDAY, DECEMBER 16, 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,

MEMBERS ABSENT: LUKE CARLSON, LYNDI TOO HILL

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 January 3, 2022 at 6:15 p.m.

2. MINUTES

Mrs. Nelson moved to approve the minutes from the meeting November 18, 2021. Second by Mr. Danielson. Motion carried by voice vote.

3. ZONING OFFICE REPORT

4. UNFINISHED BUSINESS

5. NEW BUSINESS

- A. **4305 KELLEEE LANE** – Zoning Map Amendment from IL/CR Zoning District to the R3 Zoning District. Appropriate notice has been given.

Carol Lockwood of Hinshaw & Culbertson, 100 Park Avenue, Rockford, IL was sworn in on behalf of Petitioner and stated that they are requesting a Zoning Map Amendment from the IL/CR Zoning District to the R3 Zoning District so that the property can be developed with multi-family dwellings.

No objector present.

Mrs. Nelson moved to approve a Zoning Map Amendment from the IL/CR Zoning District to the R3 Zoning District. 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 (WITH CHAIRMAN OWENS VOTING)

- B. **N. ALPINE ROAD (08-32-376-028)** – Special Use Permit to allow an automobile repair establishment, and to allow vehicle sales in conjunction with the automobile repair establishment in the CR Zoning District. Appropriate notice has been given.

Mrs. Nelson moved to lay over a request for a Special Use Permit to allow for an automobile repair establishment, and to allow vehicle sales in conjunction with the automobile repair establishment in the CR Zoning District. Second by Mr. Danielson.

MOTION APPROVED 4-0 (WITH CHAIRMAN OWENS VOTING)

6. PUBLIC PARTICIPATION AND COMMENT

None

7. General Discussion

None

Mrs. Nelson moved that the meeting be adjourned. Second by Mr. Vandiver. Motion carried by voice vote. The meeting adjourned at 5:52 p.m.

Sheila Mills, Secretary