



# CITY OF LOVES PARK

Department of Community Development

100 HEART BOULEVARD  
LOVES PARK, ILLINOIS 61111  
815- 654-5033 • Fax: 815-654-5004

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Planning • Zoning • Building • Economic Development

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**AGENDA**  
**LOVES PARK ZONING BOARD OF APPEALS**  
**May 16, 2019**  
**CITY COUNCIL CHAMBERS**  
**5:30 P.M.**  
**100 HEART BOULEVARD**

1. Roll call and declaration of a quorum
2. Reading and approval of the minutes from the **April 18, 2019** meeting
3. Report from the Zoning Office - None
4. Unfinished business
5. New business –
  - A. **PARCEL 12-02-251-011 COMMONLY KNOWN AS 42XX N. BELL SCHOOL ROAD & 7500 E. RIVERSIDE BOULEVARD** – A Special Use Permit for a parking lot in conjunction with the Road Ranger gasoline station, in the East Riverside/I-90 Overlay and CR (Commercial Retail) Zoning Districts.
  - B. **4075 N. MULFORD ROAD** – A Special Use Permit for a gun range in the CR (Commercial Retail) Zoning District.
  - C. **5425 N. SECOND STREET** – A Special Use Permit for an automobile sales lot in the North Second Street Overlay and CR (Commercial Retail) Zoning Districts.
6. Public participation & comment
7. General discussion
8. Adjournment

Andrew Quintanilla  
Zoning Officer

More information on these agenda items will be posted on the City's website for public download no later than 7 days prior to the scheduled date: <http://loves-park.il.us/page/82/zoning-board-of-appeals>

**MINUTES OF THE LOVES PARK ZONING BOARD OF APPEALS**  
**THURSDAY, APRIL 18, 2019**  
**5:30 P.M.**  
**CITY COUNCIL CHAMBERS**  
**LOVES PARK CITY HALL**

1. CHAIRMAN ALISE HOWLETT CALLED THE MEETING TO ORDER AT 5:34 P.M.

MEMBERS PRESENT: DENNIS HENDRICKS, CATHY NELSON, BRIAN KERN,  
NICOLAS BECKER, SHAWN NOVAK, LINDY TOOHILL

OTHERS PRESENT: ANDREW QUINTANILLA – ZONING OFFICER  
STEVE THOMPSON – COMMUNITY DEVELOPMENT/  
PUBLIC WORKS DIRECTOR  
ATTORNEY PHIL NICOLASI  
SHEILA MILLS – SECRETARY

Chairman Howlett announced that the next Community Development Committee meeting is scheduled for Monday, April 29, 2019 at 6:15 p.m.

Mr. Kern entered the meeting at 5:42 p.m.

2. MINUTES

Mrs. Novak moved to approve the minutes from the meeting held March 21, 2019.  
Second by Mr. Hendricks. Motion carried by voice vote.

3. ZONING OFFICE REPORT

None

5. UNFINISHED BUSINESS

None

6. NEW BUSINESS

A. **6200 DAYTONA DRIVE – SPECIAL USE PERMIT FOR A FITNESS TRAINING ESTABLISHMENT IN THE CR ZONING DISTRICT.** Appropriate notice has been given.

Deon Hannah, 649 Drexel Blvd., Machesney Park, IL was sworn in as Petitioner. Mr. Hannah indicated that he is requesting a Special Use Permit for a dance fitness-training center with individual and group training. He does not plan to do any building improvements. Mr. Hannah added that group class will be 10-15 people and classes will be held primarily in the evenings.

Mr. Becker asked the Petitioner if he agreed with the recommended condition regarding the dumpster.

Mr. Hendricks asked how he plans to enforce no parking in front of the building.

Mr. Hannah stated he was fine with the condition regarding the dumpster and he plans to have a sign in the front window indicating where parking is allowed.

Mr. Becker stated that he felt this was a more appropriate use for this location in comparison to a retail establishment.

No objectors present.

Mrs. Novak moved to approve a Special Use Permit for a fitness-training establishment in the CR Zoning District for the property known as 6200 Daytona Drive, with the following conditions:

1. The Special Use Permit shall expire with the discontinuance of the business, change in business ownership, or change in property ownership.
2. The Special Use Permit shall be revoked with verified complaints from adjacent businesses or property owners.
3. Customer parking shall only be permitted in the parking lot for this facility, and parking directly in front of the building is not permitted. Two no parking signs shall be placed in front of the building.
4. Customer parking shall not be permitted in adjacent parking lots, or other private property.
5. The business shall not open the doors during classes. Music or audio related to the business shall not project outside of the building onto adjacent properties.
6. The Special Use Permit shall have a 1-year renewal from the date of approval.
7. The dumpster enclosure shall be installed no later than May 31, 2019.

Second by Mr. Kern. The findings of the facts have been met and discussed in accordance with the zoning recommendations provided.

**MOTION APPROVED 6-0**

**B. 5009 PARK VALLEY DRIVE – VARIANCE FROM A REQUIRED 40-FT. BUILDING SETBACK TO A REQUESTED 20-FT. BUILDING SETBACK ON THE MCFARLAND ROAD FRONTAGE IN THE R1 ZONING DISTRICT.** Appropriate notice has been given.

Sean Lyons, 5009 Park Valley Drive, Loves Park, IL was sworn in as Petitioner. Mr. Lyons indicated that he is requesting a Variance in front yard setback to allow for an above ground pool. Mr. Lyons stated that he has a 30-ft building setback on Parking Valley Drive and a 40-ft setback on McFarland Road. The property also has a 40-ft sanitary sewer easement that runs the full width of the southern part of the parcel. He feels the setbacks with the sewer easement is a hardship.

No objectors present.

Mr. Becker moved to approve a Variance from a required 40-ft. building setback to a requested 20-ft. building setback on the McFarland Road frontage in the R1 Zoning District for the property known as 5009 Park Valley Drive. 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. 5425 N. SECOND STREET – SPECIAL USE PERMIT FOR AN AUTOMOBILE SALES LOT IN THE CR ZONING DISTRICT.** Appropriate notice has been given.

At the Petitioners request this item will be withdrawn until next month's ZBA meeting.

**D. TEXT AMENDMENT – CHAPTER 102, ARTICLE III, DISTRICT, 102-132 (e).**

Mr. Quintanilla indicated that staff felt a text amendment was necessary to the current fence requirements to prohibit fences in the drainage easements. He added that fences have the capacity to adversely impact the flow of water from the natural grade established for a parcel. The intent is to keep fences out of the drainage easement to prevent any adverse consequences that may arise as a result of the installation.

Mr. Thompson added that in the future, a permit will be required to install a fence so that draining issues will be avoided.

Mr. Kern moved to approve a Text Amendment – Chapter 102, Article III, District, 102-132(e). Second by Mrs. Novak.

**MOTION APPROVED 6-0**

**E. 11-01-405-007 AND 11-01-405-008 E. RIVERSIDE BLVD – SPECIAL USE PERMIT FOR A BILLBOARD SIGN OVER 600 SQ. FT. IN THE CR ZONING DISTRICT.** Appropriate notice has been given.

Anthony Hickey, 5409 Cypress Drive, Milton WI was sworn in as Petitioner. Mr. Hickey indicated that he is requesting a Special Use Permit to replace 4 non-digital billboards with 2 electronic digital billboards. They will be back to back and will be 36-ft. wide and 29-ft. in height. Mr. Hickey added that they will be installing a new pedestrian sidewalk.

Grace Galvan, 1044 Tuneberg Parkway, Belvidere, IL was sworn in as Objector. Mrs. Galvan indicated that they own property adjacent to the proposed billboards. She expressed concerns with home value and the ability to sell or rent the home with the new billboards.

Gerald Artz, 5921 Park Ridge Road, Loves Park, IL was sworn in as objector. Mr. Artz expressed concerns regarding privacy, traffic, and too much lighting in a residential area.

Walter Reed, 6453 Harlem Road, Loves Park, IL was sworn in Objector. Mr. Reed who owns Casey's Auto Center expressed concerns regarding Safety, traffic, lighting and the visibility of his business sign. He also stated that the property has not been taken care of properly over the years.

Mr. Hickey stated that new digital lighting would be directed in manner to not affect the residential neighbors.

Mr. Quintanilla stated that since 2005, 200 traffic incidents have occurred in that area, which were not caused by billboard light, but due to the heavy traffic.

Mr. Becker stated that a smaller sign, higher in height, and a new sidewalks are positive things, however; changing light and exposure to residential are negative.

Mrs. Toohill that she feels the billboard would take away from other businesses in an already tight area.



Mr. Becker moved to deny a Special Use Permit for a billboard sign over 600 sq. ft. in the CR Zoning District for #11-01-405-007 and #11-01-405-008 E. Riverside Blvd. Second by Mrs. Toohill. The findings of the facts have not been met but discussed in accordance with the zoning recommendations provided.

**MOTION APPROVED 6-0**

7. PUBLIC PARTICIPATION AND COMMENT

None

8. General Discussion

None

Mrs. Toohill that the meeting be adjourned. Second by Mrs. Novak. Motion carried by voice vote. The meeting adjourned at 6:50 p.m.

Sheila Mills, Secretary



## ZONING BOARD OF APPEALS

### Community Development Department

Date: May 7, 2019

<b>SUBJECT:</b>	A Special Use Permit for a parking lot in conjunction with the Road Ranger gasoline station, in the East Riverside/I-90 Overlay and CR (Commercial Retail) Zoning Districts.
<b>SYNOPSIS:</b>	Applicant would like to provide off-site semi-trailer parking.
<b>LOCATION:</b>	Parcel 12-02-251-011, Commonly Known As 42XX Bell School Road 7500 E. Riverside Boulevard
<b>COMPREHENSIVE PLAN:</b>	The City of Loves Park Comprehensive Plan identifies the area for the use of commercial retail.
<b>ZONING DISTRICT:</b>	North CR (Commercial Retail) South CR (Commercial Retail) East CR (Commercial Retail) West CR (Commercial Retail)
<b>PHYSICAL SURROUNDINGS:</b>	
<b>PROPERTY INFORMATION AND RELEVANT FACTS:</b>	<p>The applicant would like to place a semi/semi-trailer parking lot on the parcel. The use is not permitted in the commercial retail and overlay districts. A special use will be required for the parking lot.</p> <p>The applicant is proposing the parking lot for commercial vehicles, and semi/semi-trailers in order to meet the requirements for a truck stop that will provide video gaming. While the applicant will be providing a sufficient amount of landscaping around the lot, Staff does not feel that a parking lot is the highest and best use for this parcel, or area.</p> <p>The area is located in the Commercial Retail and Riverside/I-90 Overlay district, which does not permit overnight commercial and or semi/semi-trailer parking. Staff is unaware of a request for overnight parking, but you if you provide the parking specifically designated for these types of commercial vehicles, it may likely happen. The site plan for this petition shows 7 stalls, however, there is a high level of probability that the parking area will host more 7 semis, because it will be a designated truck stop. Overcrowding of commercial vehicles and/or semi/semi-trailers is a high probability. It is likely that the parking area will serve more as an overnight parking lot, with short term parking for other commercial vehicles during the daytime hours. If overnight parking, or extended hour parking for semi/semi-trailer were to occur, it may have an adverse affect on the current and future development of the area. Commercial vehicles and semi parking lots generally provide noise from idling trucks, and maintenance issues. It is a high probability that the approval of the parking lot</p>

could adversely affect development on adjacent commercial lots. There is currently a hotel being built across the street on Bell School Road, which Staff sees is not compatible with a semi/semi-trailer parking lot. There is a lot of commercial land in this area yet to be developed. Permitted commercial uses in this zoning district do not closely align with the use of a commercial vehicle and semi-trailer parking lot. Commercial vehicle and semi/semi-trailer parking is only permitted in the IH (Heavy Industrial) Zoning District.

The landscaping proposed, as part of the approval for the special use, is a good plan and more that meets the City's requirements for landscaping. However, it will take a significant amount of time in tree and landscape growth before the benefits of noise reduction, and artificial light pollution will be adequately addressed.

The Zoning Board of Appeals shall determine whether or not the special use shall be granted. Staff does not feel that a parking lot for commercial vehicles and/or semi/semi-trailers at this location is the highest and best use for this land. If the Zoning Board of Appeals approves the special use, Staff would suggest that it be approved with the following conditions:

**Conditions:**

1. The Special Use Permit expires with the change in property ownership of the Road Ranger gas station, change in business ownership of the Road Ranger Gas Station, discontinuance of the Road Ranger Gas station, or removal of the video gaming machines due to the business not meeting all state and local requirements for such use.
2. The Special Use Permit shall be renewed 1 year from approval.
3. The Special Use Permit shall be revoked with verified complaints from adjacent businesses, property owners, or local authorities.
4. The owner shall work with Staff to do the installation of the landscaping determining placement and size of plants and trees at installation.
5. No overnight parking shall be permitted.
6. The landscaping shall be completed on or before June 30, 2019
7. There shall be no merchandise for sale on this lot or no displays. There shall be no sales or promotions of any kind permitted on the lot 12-02-251-011, Commonly Known as 42XX N. Bell School Road.
8. No more than 7 commercial vehicles and/or semi/semi-trailers shall be permitted at any time.
9. The lot shall remain available for public use. Paid parking arrangements shall not be allowed.

APPROVAL / DENIAL / TABLED

**ATTACHMENTS:**

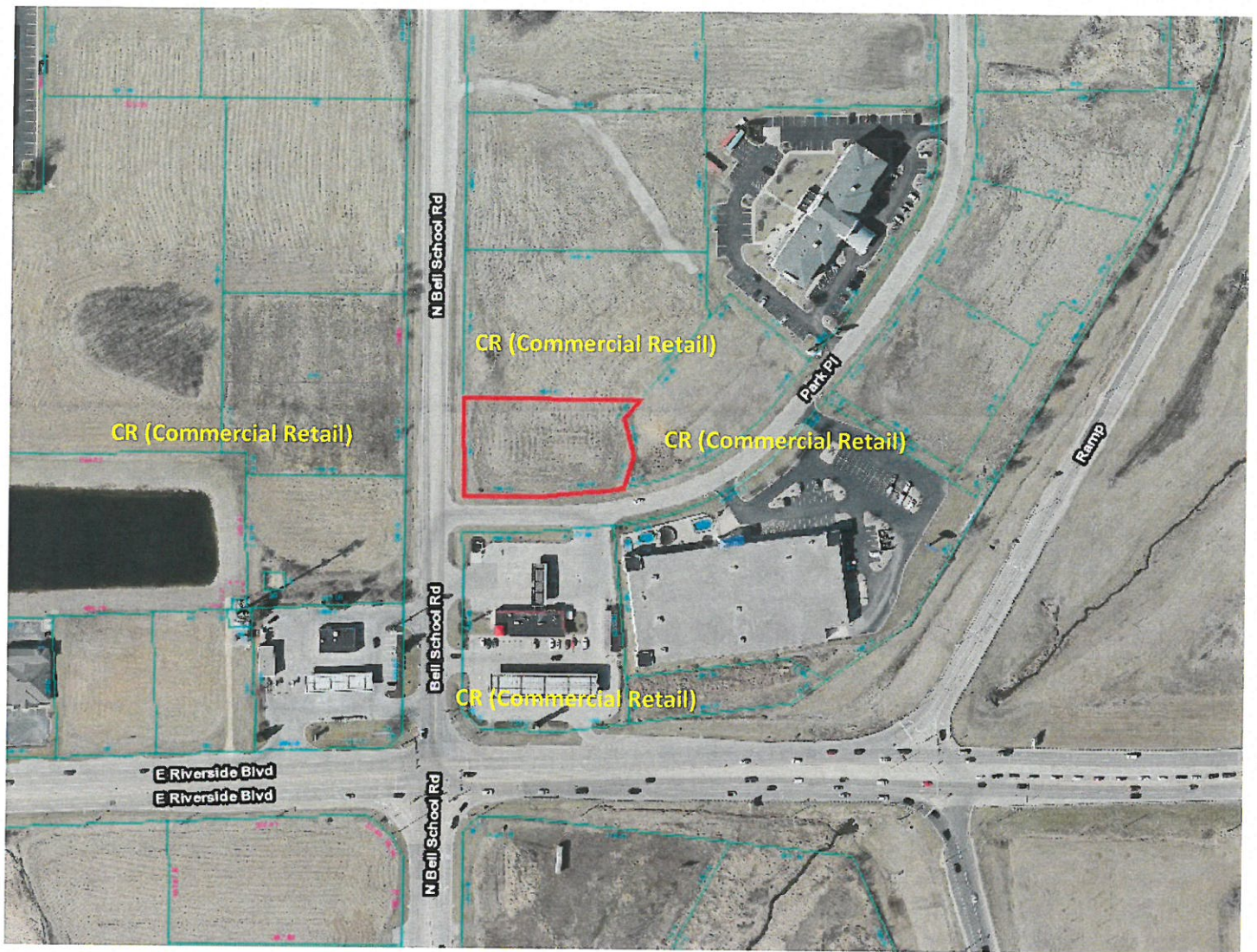
See attachments

**ZONING BOARD  
RECOMMENDATIONS:**

Vote: \_\_\_\_\_

**CONDITIONS:**

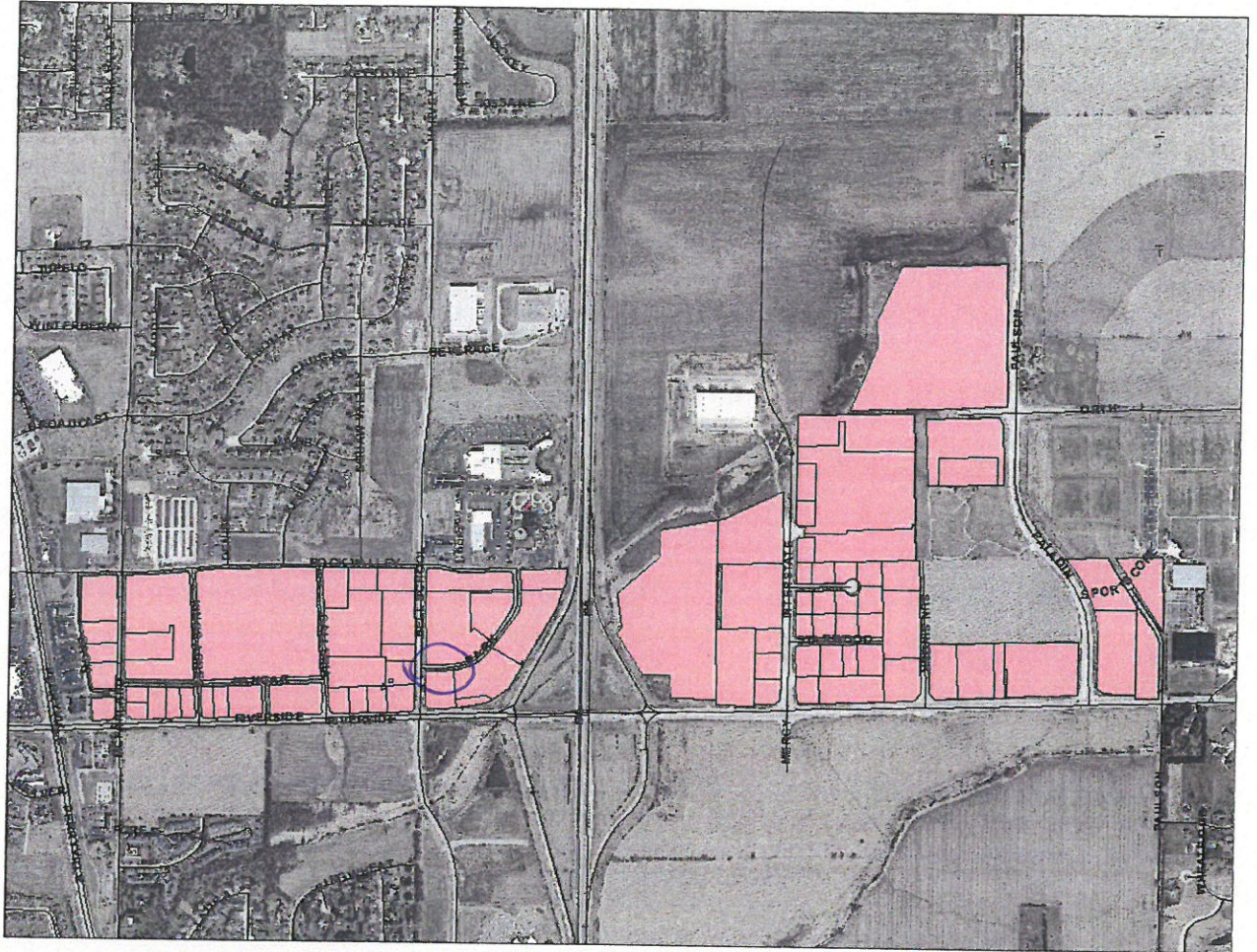




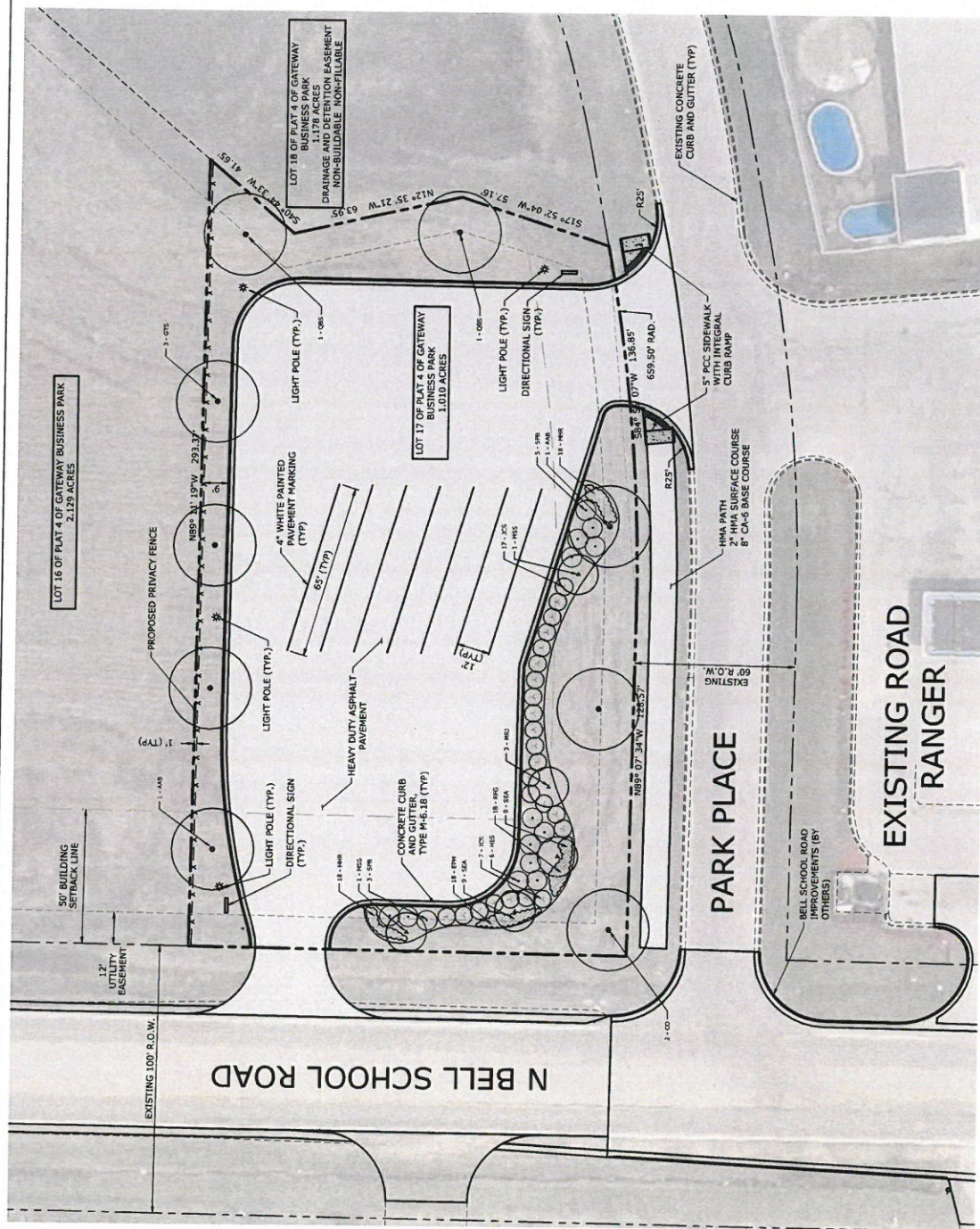
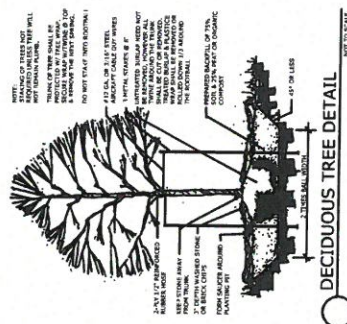
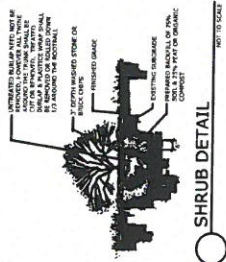
Parcel Number:	12-02-251-011
Zoning:	CR (Commercial Retail)
Property Address:	42XX N. Bell School Road
Property Owner:	Dyn Commercial Holdings, LLC 6801 Spring Creek Road Rockford, Illinois 61114
Applicant:	Road Ranger, LLC 4930 East State Street Rockford, Illinois 61108



## Riverside/I-90 Overlay Boundary





[illegible][illegible]

**PROPERTY**  
 Road Ranger #211 Loves Park, IL  
**THE ADDRESS** 7500 E. Riverside Blvd., 61111  
**ADJACENT INTERSECTION** Interstate Hwy. 90 at Riverside Blvd.

## LAYOUT PLAN

04-15-2019

REVISION DATE	N/A
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EX 1



**Recommended Findings of Fact of City Staff based on the information provided by the applicant**

**Findings as Required by Loves Park Ordinance** - Each enumerated finding must be met before a petition for a special use may be approved.

Mark **"Yes,"** if the findings have been considered and found to be relevant and true. Mark **"No,"** if the findings have been considered and found to be not true. If you mark **"No,"** please explain why in the space provided below each finding. Mark **"N/A,"** if the findings are not applicable to the situation.

**Location: 12-02-251-011, Commonly Known as 42XX Bell School Road, 7500 E. Riverside Boulevard**

Staff	ZBA
1 NO	<p>The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.</p> <p><i>The establishment of the special use may have adverse consequences to how the area will develop. The establishment of the special use may have an adverse effect on the hotel that is currently being built, by way of excessive truck idling, maintenance, and lot overcrowding. The use was placed as a permitted use in the IH (Heavy Industrial) Zoning District with purpose. Staff sees, that preserving the commercial corridor of this area for permitted uses, shall be a first priority for current and future development. The truck parking lot is simply an available opportunity for the applicant to gain access to video gaming, and doesn't really add much in the way of developing the commercial district.</i></p> <p>Reason:</p>
2 NO	<p>The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish and impair property values within the neighborhood.</p> <p><i>The special use may be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and may substantially diminish and impair property values. The area has a lot of commercial land that is undeveloped. Approving the special use may likely deter future development in the area. A truck stop, with semis and other over the road commercial vehicles is not a compatible or complimentary use for permitted commercial uses in this area. Approving the special use may deter development and consequently devalue properties in the area.</i></p> <p>Reason:</p>
3 NO	<p>The establishment of the special use will not impede the normal orderly development and improvement of the surrounding property for uses permitted in the district.</p> <p><i>The establishment of the special use may impede the normal orderly development and improvement of the surrounding property for uses permitted in the district. It is a real strong possibility that developers may not want to bring business to this area with a truck stop present. Truck stops have the capacity to bring excessive idling noise, increased trash, and parking lot overcrowding. This could have an adverse impact on the remaining commercial properties that have yet to be developed.</i></p> <p>Reason:</p>
4 YES	<p>Adequate utilities, access roads, drainage and/or necessary facilities have been, are being, or will be provided.</p>

Reason:

- 5 YES Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.

Reason:

- 6 YES The special use shall, in all other respects, conform to the applicable regulations of the district in which it is located. The zoning officer shall forward the board of appeal's decision and records to the city council within ten days after action or within 45 days from the date of the public hearing if no action has been taken by the board of appeals.

These findings are based on staff interpretation of the required findings necessary for approval of a Special Use Permit. The Zoning Board of Appeals must indicate whether or not all the findings have been considered to substantiate the approval of a special use.

These findings have been adopted as the official Findings of Fact for the City of Loves Park, Zoning Board of appeals agenda item: **12-02-251-011, Commonly Known As 42XX Bell School Road, 7500 E. Riverside Boulevard**  
Truck Stop Parking Lot

**Chairman**

Alise Howlett

Signature

Date





## ZONING BOARD OF APPEALS

### Community Development Department

Date: May 8, 2019

**SUBJECT:** A Special Use Permit for a gun shooting range in the CR (Commercial Retail) Zoning District.

**SYNOPSIS:** Applicant would like to open a second gun shop. This location will have a shoot range.

**LOCATION:** 4075 N. Mulford Road

**COMPREHENSIVE PLAN:** The City of Loves Park Comprehensive Plan identifies the area for the use of commercial retail.

**ZONING DISTRICT:**

North	CR (Commercial Retail)
South	CR (Commercial Retail)
East	R1 (Single Family Residential)
West	CR (Commercial Retail)

**PHYSICAL SURROUNDINGS:** Mixed use of service, food, and product retail. Immediate vicinity is all retail in some form.

**PROPERTY INFORMATION AND RELEVANT FACTS:**

The applicant is going to open a second store selling guns at this location. Retail sales are permitted. The applicant would like to add a gun shooting range at this location. The gun shooting range requires a Special Use Permit.

The applicant currently operates Leo's Gun Shop on Loves Park Drive. At this location, he sells firearms, and related gun accessories. The business owner has just recently purchased the building at 4075 N. Mulford Road, where he will sell firearms, but cannot provide a shooting range without a special use. Shooting ranges are only permitted in the Light Industrial Zoning District as a standalone use. They are not permitted in the Commercial Retail Zoning District.

The owner has indicated to Staff that he is going provide a facility that will be utilizing new technologies using live fire and target training that provides instant results tracking performance and efficiency. He has explained to Staff that the facility will be accessible for private individuals, as well as, to local law enforcement for training. He is working with an architect as he will be making modifications to the building. Upon approval of the special use, he will expand the improvements to provide the gun ranges as part of the overall development.

The applicant would like to provide a shooting practice range that will take up 7,730 square feet of the building. The building will not occupy any other uses other than the gun sales, which he will own and operate. The building will be utilized for more than just

a gun shooting range. The owner plans to provide classroom space to offer concealed carry classes at approximately 625 square feet. He will also have office space of about 330 square feet, and provide a sales area and check in area of roughly 1,057 square feet. The owner will also be providing an observation area where viewing will occur for at least 1 shoot range. The business will employ 2 to 3 employees up front. As demand for service increases, he may add up to 15 employees. The business will operate Tuesday through Saturday, from 10 am, to 6 pm. As business increases, he may expand hours to 8 pm.

The required parking for both uses is 37 stalls. The owner will be providing 46 customer parking stalls and 5 accessible parking stalls. The parking for this establishment is more than adequate.

The landscape requirement will consist of existing trees and new trees. It will also consist of adding new low lying shrubs, bushes and mounded ground cover on N. Mulford Road, and on the private drive, Daytona Drive. He will be adding green space to the islands on the interior and exterior areas of the parking area. The landscape being provided meets the City's requirements.

The site plan does not indicate that a dumpster enclosure will be provided. The owner should work with Staff to ensure that it is installed. The approval shall be contingent on the dumpster installation.

The Zoning Board of Appeals shall determine whether or not the special use shall be granted. Staff sees that the use, a gun shooting range, is a harsher use than permitted uses in the commercial zoning district. The immediate area is made up of mixed commercial uses that compliment each other. While gun sales are permitted outright, gun shooting establishments are not. If the Zoning Board of Appeals approves the special use, Staff would suggest that it be approved with the following conditions:

**Conditions:**

1. The Special Use Permit expires with the change in property ownership, change in business ownership or discontinuance of the retail gun sales component of the business.
2. The Special Use Permit shall be renewed 1 year from approval.
3. The Special Use Permit shall be revoked with verified complaints from adjacent businesses, property owners, or local authorities.
4. The owner shall work with Staff to do the installation of the landscaping determining placement and size of plants and trees at installation.
5. No overnight parking shall be permitted.
6. The landscaping shall be completed on or before June 30, 2019
7. There shall be no outside displays, or merchandise on display outside of the building. All activities shall be limited to inside of the building.
8. There shall be no storage of the owners or employees personal or recreational vehicles. Parking is for patrons and employees during regular business hours.
9. The owner shall work with Staff to coordinate placement of the required dumpster enclosure. The dumpster enclosure shall be installed on or before June 30, 2019.
10. Security bars, cages, or gates shall not be permitted on windows and doors.

APPROVAL / DENIAL / TABLED



**ATTACHMENTS:**

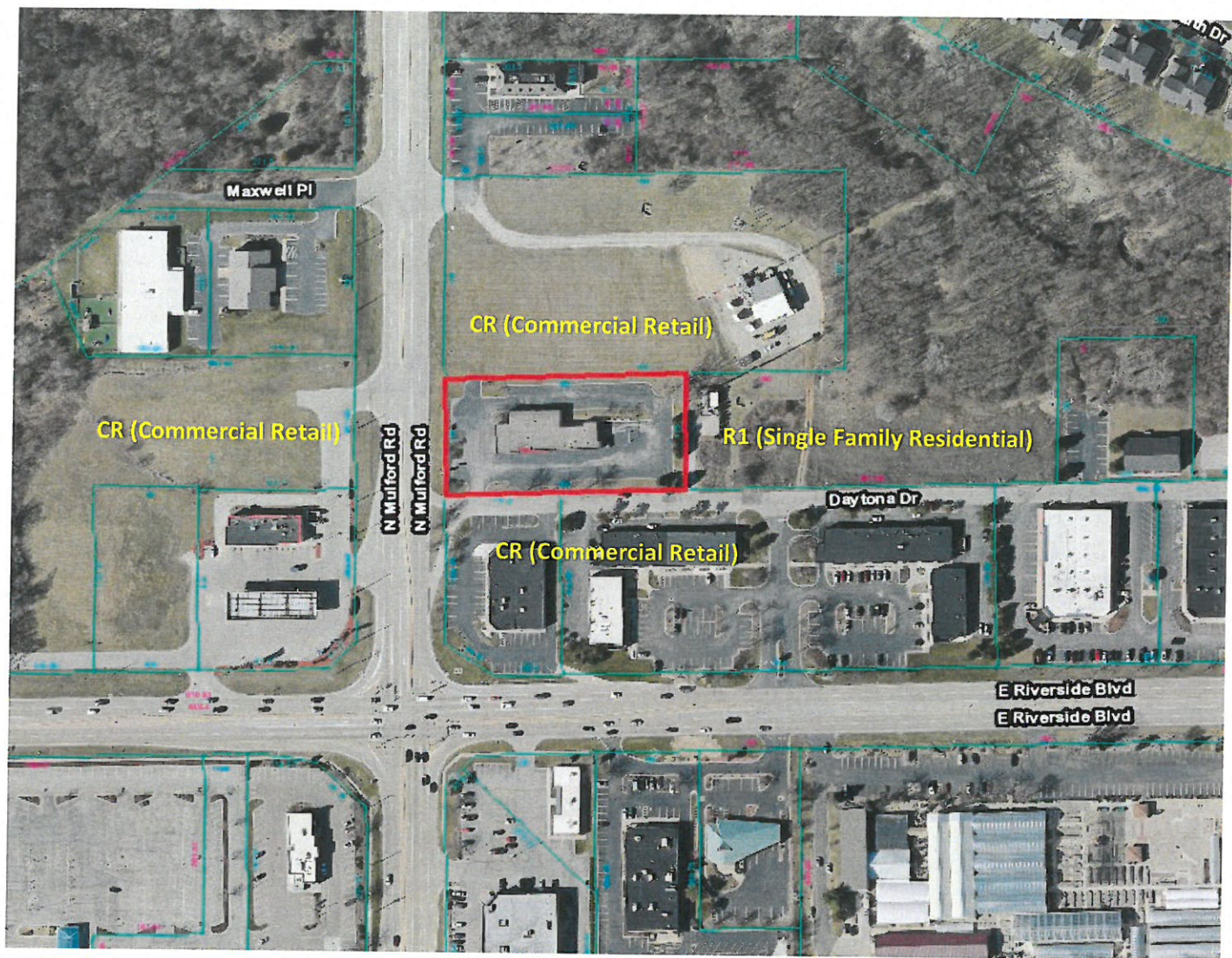
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**ZONING BOARD  
RECOMMENDATIONS:**

Vote: \_\_\_\_\_

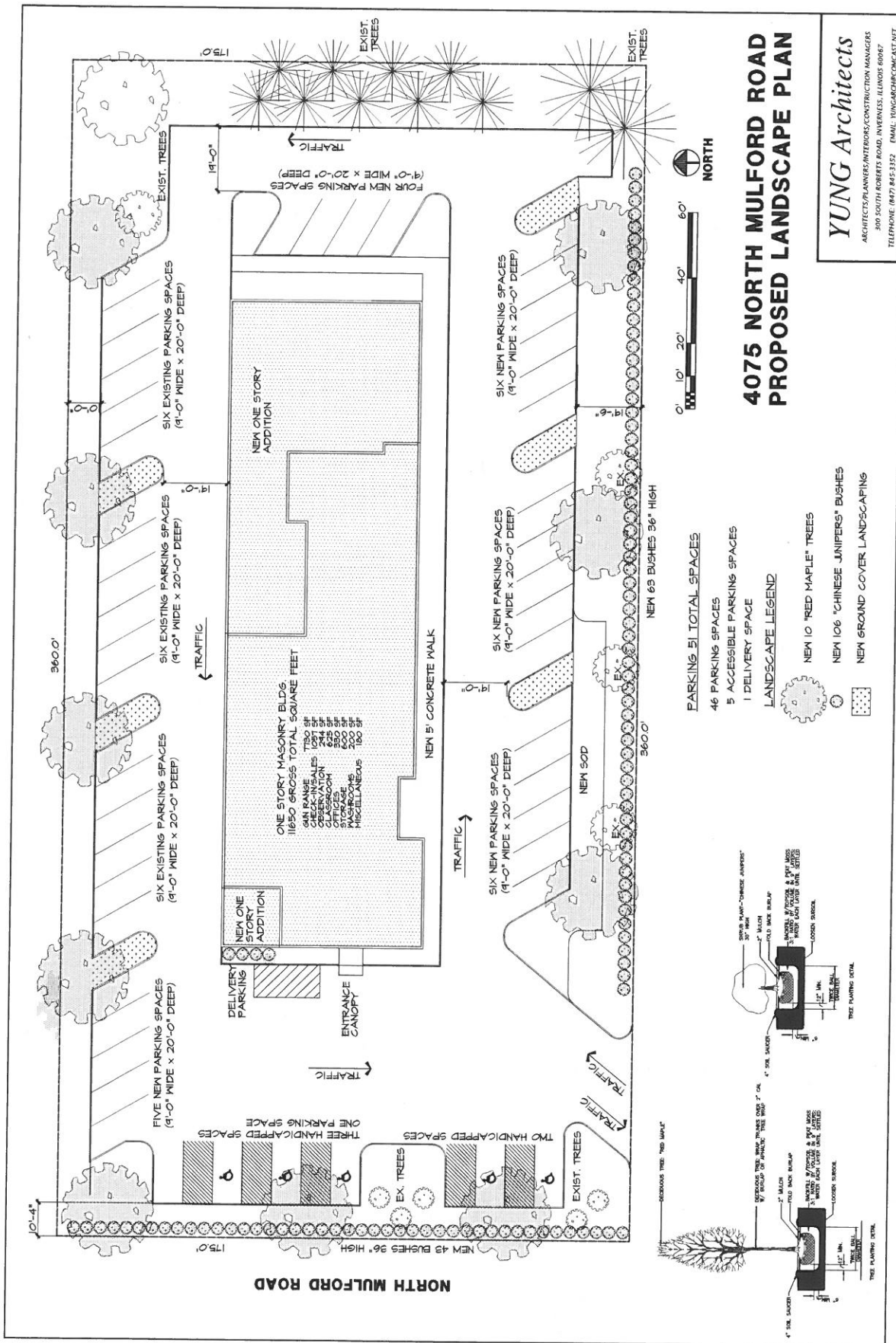
**CONDITIONS:**

**AUDIENCE  
COMMENTS:**

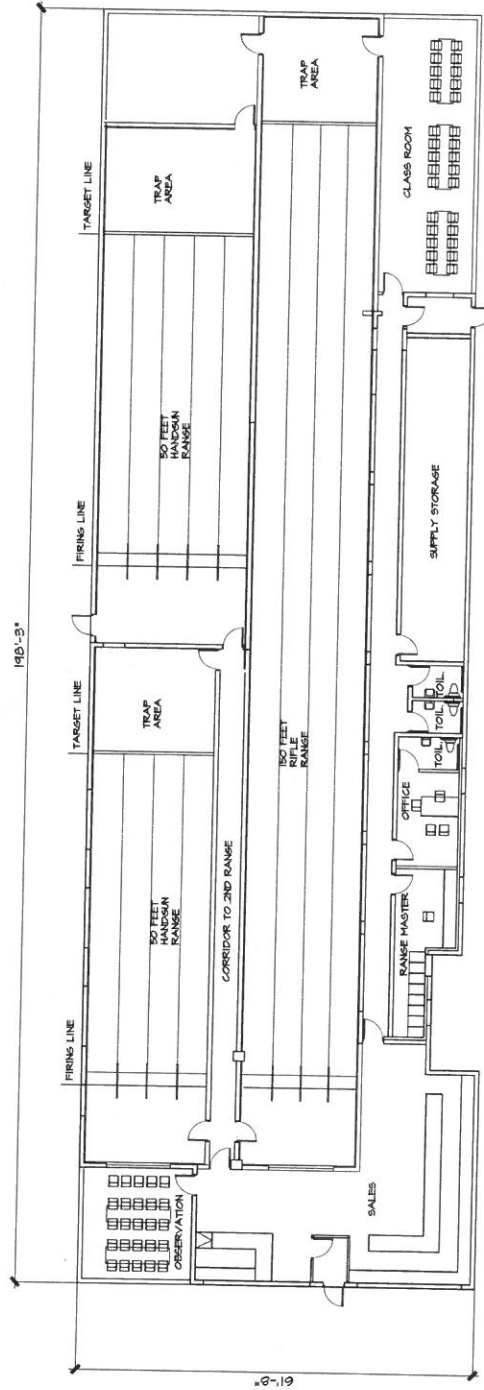


Parcel Number: 12-03-151-018  
Zoning: CR (Commercial Retail)  
Property Address: 4075 N. Mulford Road  
Property Owner: Doug Entriakin  
2906 English Lane  
Rockford, Illinois 61114

Applicant: Leo F. Carlson  
535 Loves Park Drive  
Loves Park, Illinois 61111



**YUNG Architects**  
ARCHITECTS/PLANNERS/INTERIORS/CONSTRUCTION MANAGERS  
300 SOUTH ROBERTS ROAD, INVERKEES, ILLINOIS 60067  
TELEPHONE: (847) 845-3352 EMAIL: YUNGARCH@COMCAST.NET



# 4075 NORTH MULFORD ROAD PROPOSED FLOOR PLAN

**YUNG Architects**  
 ARCHITECTS/PLANNERS/INTERIORS/CONSTRUCTION MANAGERS  
 380 SOUTH ROBERTS ROAD, INVERNESS, ILLINOIS 60067  
 TELEPHONE: (847) 845.3332 EMAIL: YUNGARCH@COMCAST.NET



## **Leo's Gun Shop and Range, LLC**

The proposed use of the vacant property on Mulford Road, Loves Park, IL is as a gun shop and range. Leo's Gun Shop and Range, LLC has been located in Loves Park, IL for the past two years. The business has a sterling reputation in the business and gun ownership communities. Leo's Gun Shop provides services to all members of the Loves Park community, including law enforcement, veterans and wildlife associations. Leo's Gun Shop has been a proud sponsor of the Rockford Ice Hogs.

Leo's Gun Shop is a place where a customer, whether a first-time visitor or a frequent guest, can find a varied assortment of guns and accessories. The use of light oak laminate flooring, custom gun display cases and bright lighting, provides a welcome change from the old dingy gun shops and ranges of the past. Leo's customers have given him accolades on the interior design of the current location. The new location will feature the same modern interior, with a few new additions.

The new Leo's Gun Shop and Range, LLC's mission is to be an outstanding example of a five-star gun store and range located in the City of Loves Park, IL. The range will consist of shooting lanes for both handguns and long guns. The old paper targets of the past will be replaced with the newest in electronic shooting targets. This will allow a shooter to experience an assortment of gun related activities at different levels of shooting skill in a safe environment. The facility can be used by the entire family.

Leo's Gun Shop and Range, LLC is planning to host shooting competitions in its range which can bring new people into the Loves Park area, with the accompanying economic advantages. The range competitions provide area shooters with local meets to test their shooting skills.

With the expansion of Leo's Gun Shop and Range, LLC there will be an increased opportunity to hire new staff members. It is anticipated that a year after opening, the number of employees will increase to 10-15 full and part-time staff members.

Safety is extremely important to Leo's Gun Shop and Range, LLC. The current shop has several levels of security devices. The new location will include the current security hardware as well as a few new devices for further protection of its property, employees and customers.

The safety of all gun owners and their families is a primary consideration of Leo's Gun Shop and Range, LLC. Classes in gun safety and ownership will be held in the new location's on-site classroom.



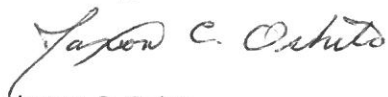
Loves Park City Council  
To Whom It May Concern:

I am writing on behalf of Leo Carlson-Tessler of Leo's Gun Shop. I have been dealing with Leo's for about 2 years now and find him and his staff very professional and helpful. He has been very helpful in recommending firearms that I might be interested in acquiring. He was particularly helpful with a 200<sup>th</sup> anniversary Illinois Statehood rifle from out of state. As is required, it had to be shipped to a certified local dealer. Leo's got involved when I asked them to be my contact dealer. When the rifle was delayed several months Leo and Liz helped in contacting the American Legacy Firearms to expedite the delivery.

I was very pleased to hear that Leo was planning to expand and include a range at his new location. I have thought of using the range at another local dealer, but was a little put off by the cleanliness of the facility. From what I've seen of Leo's shop, I know that his standards will be exemplary in his new facility. I know that any future purchases of firearms I contemplate will start with Leo's.

I would, therefore, encourage the city of Loves Park to grant Leo's Gun Shop the opportunity to expand their operation to include a shooting range. That would also include, I'm sure, the opportunity to increasing their inventory and services. I find Leo and Liz to be very professional and knowledgeable about their inventory and careful in their recommendations about that inventory to their customers.

Sincerely,

A handwritten signature in cursive script that reads "Jaxon C. Oshita".

Jaxon C. Oshita  
1312 Camp Ave.  
Rockford, IL  
815-988-6314

May 9, 2019

To whom this may concern

My name is Pete Paesani and I am a retired Senior Parole Agent, having worked for the Illinois Department of Corrections and Winnebago County Probation for nearly 30 years. I am writing in reference to Leo's Gun Shop, and Leo Carlson-Tessler, who has indicated a desire to expand his gun shop to include a range.

I have known Leo since shortly after he opened Leo's Gun Shop in Loves Park. In fact, I worked for Leo for approximately 6 months in 2018. It is my intention to share some of my experiences with Leo and Liz, the full-time staff at Leo's Gun Shop. I no longer work there due to a desire to spend more time with family.

Prior to my retirement, I would visit the gun shop and always found Leo and Liz to be consummate professionals, who truly desire to help the community with all issues related to guns. There are a lot of people who oppose guns, but I have to say that if there were more people like Leo and Liz, those who oppose guns conceptually could change their approach to them.

Leo and Liz take the personal approach, wanting to fit their customers with the right firearm, but also express a great desire to share views on gun safety and the overall sport of shooting. I have honestly never met a person who possesses more knowledge, with respect to guns, than Leo. He is the type of person this community needs to help with all aspects of shooting.

In addition to the praises I share regarding Leo and Liz, I would like to give my opinion regarding the need for a range that can meet many aspects of the sport. At present, I am not aware of a local place with a range that could host competition, gun safety courses, concealed carry and many other ideas. There are two ranges in the area, but they do not show the interest in these subjects that Leo shows. I know Leo is the perfect fit when it comes to expanding his business to include these subjects.

Please give every consideration to Leo in regard to his opening a range that could bring a great deal of business to the area. I feel the possibilities are limitless, should Leo be granted the permits to grow his business.

I remain available for any questions or concerns I can address. Having spend 30 years in law enforcement, I feel it is crucial that people have the ability to expand their knowledge and experience with guns. A range like the one Leo is considering would address just that, a better overall working knowledge of guns, safety, competition and so much more. Thank you for taking the time to read my point of view.

A handwritten signature in blue ink, appearing to read "PETE PAESANI". The signature is stylized with large, flowing loops.

Pete Paesani  
5664 Spring Brook Road  
Rockford, Illinois 61114  
815-985-5080

May 8, 2019

To Whom it may concern,

My name is Beth Castro, I'm writing to voice my absolute admiration for Mr. Leo Casrlson- Tessler. I have been a Rockford citizen all my life, and a business owner in Rockford for over 18 years. I became friends with Leo 2 years ago. Leo made a gracious donation, and his time to the Rockford Ducks Unlimited, in which I am Raffle Chairman. I asked him to help the following year, with Sheriff Gary Caruana's Golf Play Day, and again made a gracious donation of his time and raffle items. Leo is always willing to help. He is a very well liked and respected member of our community. I support any new business venture he is willing to take, and know he will be successful. He is an honest, hardworking, dedicated man. Please consider his request.

Beth Castro

815-494-5018



5905 CLarendon Drive  
Rockford Illinois 61114

## Andrew Quintanilla

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**From:** Leo Carlson-Tessler <leocarlontessler@msn.com>  
**Sent:** Thursday, May 9, 2019 1:55 PM  
**To:** Andrew Quintanilla  
**Subject:** Fw: Letter for Range Leo's Gun Shop

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**From:** Julia Johnson <JJohnson@smgrockford.com>  
**Sent:** Thursday, May 9, 2019 1:36 PM  
**To:** Leo Carlson-Tessler  
**Subject:** RE: Letter for Range

To Whom it may concern,

I am a strong supporter of Leo's Gun Shop being allowed to expand and create a safe and educated environment for an indoor range. I have had a business partnership with Leo for over a year now, and he is very knowledgeable and dependable to assure gun safety and responsibility. Education on gun safety is one of his major focuses for people of all ages. Allowing a gun range with this type of person managing it, would be a benefit to all who would use it and for the safety of the community. We have a large population of hunters, officers, and sport shooters who need a location in the Park area. I would highly recommend Leo be allowed to open and operate his new endeavor. You have a new businessman in the community willing to invest and grow an area that is needed. Please support his application and pass this through.



**Julia Johnson**

*Director of Sales*

Rockford IceHogs/BMO Harris Bank Center  
300 Elm St. Rockford, IL 61101

O: 815-847-6371

C: 815-997-6627

F: 815-380-6427

JJohnson@smgrockford.com

Opening Night is Saturday, October 12 @ 6:00pm

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**From:** Leo Carlson-Tessler <leocarlontessler@msn.com>  
**Sent:** Thursday, May 9, 2019 1:28 PM  
**To:** Julia Johnson <JJohnson@smgrockford.com>  
**Subject:** Re: Letter for Range

That's wonderful Julia! Thank you! The meeting is May 16th at 5:30, at city hall. Would be great if you can come! They want letters in by 3 pm today, but I can probably submit them later as well. I can email it to them, or I can give you Andrew's email. He is the zoning guy for the city.

Leo

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**From:** Julia Johnson <JJohnson@smgrockford.com>  
**Sent:** Thursday, May 9, 2019 12:02 PM  
**To:** Leo Carlson-Tessler  
**Subject:** RE: Letter for Range



I would love to do either! When is the meeting?



**From:** Leo Carlson-Tessler <[leocarlsonessler@msn.com](mailto:leocarlsonessler@msn.com)>

**Sent:** Wednesday, May 8, 2019 8:37 PM

**To:** Julia Johnson <[JJohnson@smgrockford.com](mailto:JJohnson@smgrockford.com)>

**Subject:** Letter for Range

Hello Julia,

Hope all is well. Good news, I am looking to expand my business and I am going in front of Loves Park City Hall May 16th, to I hope get the ZBA and Special Use Permit for a range. I am looking to move my store about 3 miles down the road, and put in a nice, modern, rifle and pistol range. If you would be able to either write a letter on my behalf in support, that would be wonderful. They told me to either get letters or have people come and do the same in person at the meeting.

Thanks,

Leo

To Whom it may concern,

My name is John Howard, I have been a Real Estate Broker in the Rockford area for 33 years. I have been active in many community functions over time. Currently I'm co- chair for Gary Caruana's Golf Play Day and on the Rockford chapter of Ducks Unlimited. Leo and his gun shop have been a welcome addition to supporting both causes with his time, great knowledge of guns and guidance of guns for selection for our auctions. He has shown great interest in supporting both groups and understands the reason for both. In my dealings with him he has been nothing but professional, caring, and having his customers best interests at heart. I have and will continue to support his business in Loves Park. If you have any questions please feel free to contact me.

Thank you,

John Howard 815 988-5943

## John Howard

---

**From:** Leo Carlson-Tessler <leocarlson Tessler@msn.com>  
**Sent:** Thursday, May 9, 2019 9:45 AM  
**To:** John Howard  
**Subject:** Re: letter of recommendation

Hey John,

Can you add your address and signature to the letter and scan it over? They just wanted that added, and I have to bring to over by 3.

Thank you,

Leo

Sent from my iPhone

On May 8, 2019, at 3:40 PM, John Howard <[johnh@dickersonnieman.com](mailto:johnh@dickersonnieman.com)> wrote:

You're very welcome, good luck with your mtg. ! Hope it helps.

**From:** Leo Carlson-Tessler [<mailto:leocarlson Tessler@msn.com>]  
**Sent:** Wednesday, May 8, 2019 3:35 PM  
**To:** John Howard <[johnh@dickersonnieman.com](mailto:johnh@dickersonnieman.com)>  
**Subject:** Re: letter of recommendation

Thank you Jon, that's very kind of you. I appreciate it.

Thank you,

Leo

---

**From:** John Howard <[johnh@dickersonnieman.com](mailto:johnh@dickersonnieman.com)>  
**Sent:** Wednesday, May 8, 2019 3:24 PM  
**To:** [leocarlson Tessler@msn.com](mailto:leocarlson Tessler@msn.com)  
**Subject:** letter of recommendation

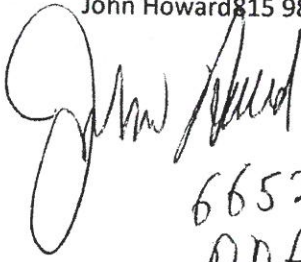
To Whom it may concern,

My name is John Howard, I have been a Real Estate Broker in the Rockford area for 33 years. I have been active in many community functions over time. Currently I'm co- chair for Gary Caruana's Golf Play Day and on the Rockford chapter of Ducks Unlimited. Leo and his gun shop have been a welcome addition to supporting both causes with his time, great knowledge of guns and guidance of guns for selection for our auctions. He has shown great interest in supporting both groups and understands the reason for both. In my dealings with him he has been nothing but professional, caring, and having his customers best interests at heart. I have and will continue to support his business in Loves Park. If you have any questions please feel free to contact me.



Thankyou,

John Howard 815 988-5943

A handwritten signature in black ink, appearing to read 'John Howard', written over the printed name.

6652 TIMBERLINE  
RRfd. IL 61108

ACCOMPANIES PREVIOUS LETTER

**Recommended Findings of Fact of City Staff based on the information provided by the applicant**

**Findings as Required by Loves Park Ordinance** - Each enumerated finding must be met before a petition for a special use may be approved.

Mark **"Yes,"** if the findings have been considered and found to be relevant and true. Mark **"No,"** if the findings have been considered and found to be not true. If you mark **"No,"** please explain why in the space provided below each finding. Mark **"N/A,"** if the findings are not applicable to the situation.

**Location: 4075 N. Mulford Road**

Staff ZBA

- 1 YES \_\_\_\_\_ The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

*The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare. The use is not permitted in the zoning district. It is only permitted in the light industrial zoning district as a standalone use. The use is a harsh use for this area, and is not complimentary to existing uses. However, Staff has visited the owners other location in Loves Park. The facility is very well maintained. All merchandise is secured with modern electronic enclosures nightly. The owner wants to create a training facility that will offer conceal carry training, private individual training, as well as, law enforcement training center using newer technologies. The owner is very concerned with respecting and preserving the integrity of the area, and has assured staff that he will work with the City to address any issues that may arise as a result of the approval.*

*Reason:*

- 2 YES \_\_\_\_\_ The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish and impair property values within the neighborhood.

*The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity. The retail component of the business is already permitted. The shooting range is not. The activities will all occur within the building. The owner is working with a licensed architect to prevent any noise from leaving the building. The noise is the only component to the request that would adversely impact uses already permitted. Staff is placing a 1 year renewal on the approval to gauge the performance of the gun shooting range.*

*Reason:*

- 3 YES \_\_\_\_\_ The establishment of the special use will not impede the normal orderly development and improvement of the surrounding property for uses permitted in the district.

*The establishment of the special use will not impede the normal orderly development and improvement of the surrounding property for uses permitted in the district. The owner will be installing quite a bit more landscaping to improve the property. This should enhance the area and will likely not have an adverse effect on development or existing businesses. The property has been sitting empty for years, and the new owner will be putting a significant investment into the property for both uses.*

*Reason:*

4 YES \_\_\_\_\_ Adequate utilities, access roads, drainage and/or necessary facilities have been, are being, or will be provided.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

*Reason:* \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

5 YES \_\_\_\_\_ Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.

\_\_\_\_\_

\_\_\_\_\_

*Reason:* \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

6 YES \_\_\_\_\_ The special use shall, in all other respects, conform to the applicable regulations of the district in which it is located. The zoning officer shall forward the board of appeal's decision and records to the city council within ten days after action or within 45 days from the date of the public hearing if no action has been taken by the board of appeals.

\_\_\_\_\_

\_\_\_\_\_

These findings are based on staff interpretation of the required findings necessary for approval of a Special Use Permit. The Zoning Board of Appeals must indicate whether or not all the findings have been considered to substantiate the approval of a special use.

These findings have been adopted as the official Findings of Fact for the City of Loves Park, Zoning Board of appeals agenda item: 4075 N. Mulfor Road  
Gun Shooting Range

**Chairman**  
Alise Howlett

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date





## ZONING BOARD OF APPEALS

### Community Development Department

Date: May 5, 2019

<b>SUBJECT:</b>	A Special Use Permit for a automobile sales lot in the N. Second Street Overlay and CR (Commercial Retail) Zoning District.
<b>SYNOPSIS:</b>	The applicant is applying for a SUP for his automobile sale lot.
<b>LOCATION:</b>	5425 N. Second Street
<b>COMPREHENSIVE PLAN:</b>	The City of Loves Park Comprehensive Plan identifies the area for the use of commercial retail.
<b>ZONING DISTRICT:</b>	North CR (Commercial Retail) South CR (Commercial Retail) East CR (Commercial Retail) West CR (Commercial Retail)
<b>PHYSICAL SURROUNDINGS:</b>	The area is made up of variety of mixed uses that include a food and service retail.
<b>PROPERTY INFORMATION AND RELEVANT FACTS:</b>	<p>The owner of the property has discontinued his automobile sales lot. The new business owner would like to continue auto sales at this location. The new business owner is required to obtain a Special Use Permit for automobile sales for his business.</p> <p>The applicant will be continuing the use of automobile sales at this location. He is requesting up to 25 vehicles for sale at this location. The previous owner was allowed to sell 22 vehicles for sale, but was the subject of overcrowding complaints reported to the City. Staff has received numerous complaints from adjacent businesses, property owners, and the Loves Park Police Department regarding this applicant. The complaints include overcrowding of the lot with vehicles, car repairs that are not permitted in the zoning district, and parking in the right-of-way and on adjacent lots. To ensure that these complaints do not continue with the approval of the special use, Staff sees that they shall be incorporated in the conditions for approval. Staff does not see that the property can efficiently handle 25 vehicles for sale and observe the 24 foot vehicle circulation space needed for customers. Staff sees that a reduced number of about 17 vehicles for sale would be more appropriate given the size of the lot.</p> <p>The property is in the N. Second Street Overlay District. Automobile sales is not a permitted use in the overlay district. Staff sees that it would be appropriate to allow the applicant to utilize the property for the continued use of automobile sale, however, if the applicant violates the terms of the special use, the City of Loves Park shall proceed forward with the revocation of the Special Use Permit, and the property will be subject to the terms of the N. Second Street Overlay District.</p>

The applicant is required to provide landscaping for his new business. The landscaping is required to span all frontages, observing ingress/egress. The applicant has informed Staff that he did not want to provide landscaping on the frontages, but would put some low lying shrubs and two trees up around the office building. The proposed additions would enhance the property, but not meet the requirement. Staff sees that the request to not provide landscaping is not derived from an actual hardship on the N. Second Street frontage. Staff sees that the landscaping requirement can be met there. The Cherry Place frontage has utilities and supports that does prevent the applicant from installing the required landscaping. Staff sees that landscaping on the Cherry Place frontage not be required.

The site plan for the original approval, in 1994, identifies a 3 foot grass area that spanned across the front of the lot on N. Second Street. Staff does not know if the terms of the special use required that the grass area be installed or if it was existing. Like many property owners on N. Second Street, the grass areas over the years were filled with asphalt or concrete. In either case, Staff sees that the frontage on N. Second Street can be restored to green space to meet to meet some part of the landscape requirement. The requirement is 3 trees with some combination of low lying shrubs and live plants. Staff sees that an 8 ft. buffer on N. Second Street, can be installed. The second frontage on Cherry Place is not highly traveled, serves more as a service road, and has above ground utilities and supports that would make landscaping difficult. Staff would be agreeable to a Variance for the landscaping on the Cherry Place frontage. However, the gravel areas created in front of the building shall be returned back to grass. At some point over the years, gravel was added, and used for parking. (see Staff proposal site plan for landscaping).

Over the years, new automobile sales lots have been required to meet the landscaping requirements. If the special use is approved, it should be approved with the landscaping on N. Second, and no landscaping on the Cherry Place frontage. If the special use is approved, the number of vehicles available for sale will be reduced. Staff sees that the removal of the 7 stalls will reduce the number vehicles for sale down to 18. Staff also sees that the business owner shall stripe the vehicle sales area. This is help reinforce what the land is capable of supporting.

The property does not have a site obscuring dumpster enclosure. The enclosure is required. The owner of the business has agreed to install the site obscuring enclosure with the approval of the special use.

The business is required to have 3 stalls, one of which shall be an accessible stall. The applicant will be provided the necessary parking for customers up in the front with employee parking in the rear.

The Zoning Board of Appeals shall determine whether or not the special use shall be granted. The applicant has been operating at this location for the better part of 9 years without the proper zoning. If the Zoning Board of Appeals approves the special use, Staff would suggest that it be approved with the following conditions:

**Conditions:**

1. The Special Use Permit expires with the discontinuance of the business, change in business ownership, or change in property ownership.

2. The Special Use Permit shall be revoked with verified complaints from adjacent businesses, property owners, or authorities. Revocation of the special use will require that the property be subject to the provisions of the N. Second Street Overlay District.
3. The dumpster enclosure shall be installed on or before May 31, 2019.
4. An 8 foot deep, curbed, mounded landscape buffer with 3 trees shall be installed across the N. Second Street frontage. The 8 foot landscape buffer on Cherry Place shall not be required, but the gravel areas in front of the building shall be restored back to grass. The applicant shall work with staff for the implementation.
5. No vehicle repair shall be permitted at this location. All vehicle repairs must be done off-site. All vehicles shall be maintained in good running condition.
6. The establishment shall not be a "buy here pay here" establishment. All financing shall be through an off-site third party.
7. Only 18 vehicles for sale shall be allowed at any given time. The 24 ft. travel lane shall remain unobstructed from vehicles for sale.
8. No customer, employee, or vehicles for sale shall be parked on adjacent lots, or in the right-of-way.
9. The customer, employee, and vehicles sales areas shall be striped on or before May 31, 2019. Vehicles for sale shall be parked in parking stalls and not across parking stall lines.
10. No lifts or platforms shall be permitted for vehicle displays.
11. 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 other items not associated with the business.
12. The business shall be limited to the sale of passenger motor vehicles only. Only passenger vehicles weighing 6,000 lbs. or less shall be permitted. Oversized commercial vehicles that are licensed and used for the transportation of goods or materials, rather than passengers, shall not be permitted.
13. Signage shall only be permitted to be placed on the inside of the rear passenger window on paper, indicating price, option, and other relevant information. Signage for the year, model, and price shall be permitted on the front passenger windshield with the use of manufactured professional appearing letters and numbers for any vehicle for sale.
14. Loading and unloading of vehicles shall not be permitted on N. Second Street.
15. The drive area leading to the garage where employee parking will be located shall be paved.

APPROVAL / DENIAL / TABLED

**ATTACHMENTS:**

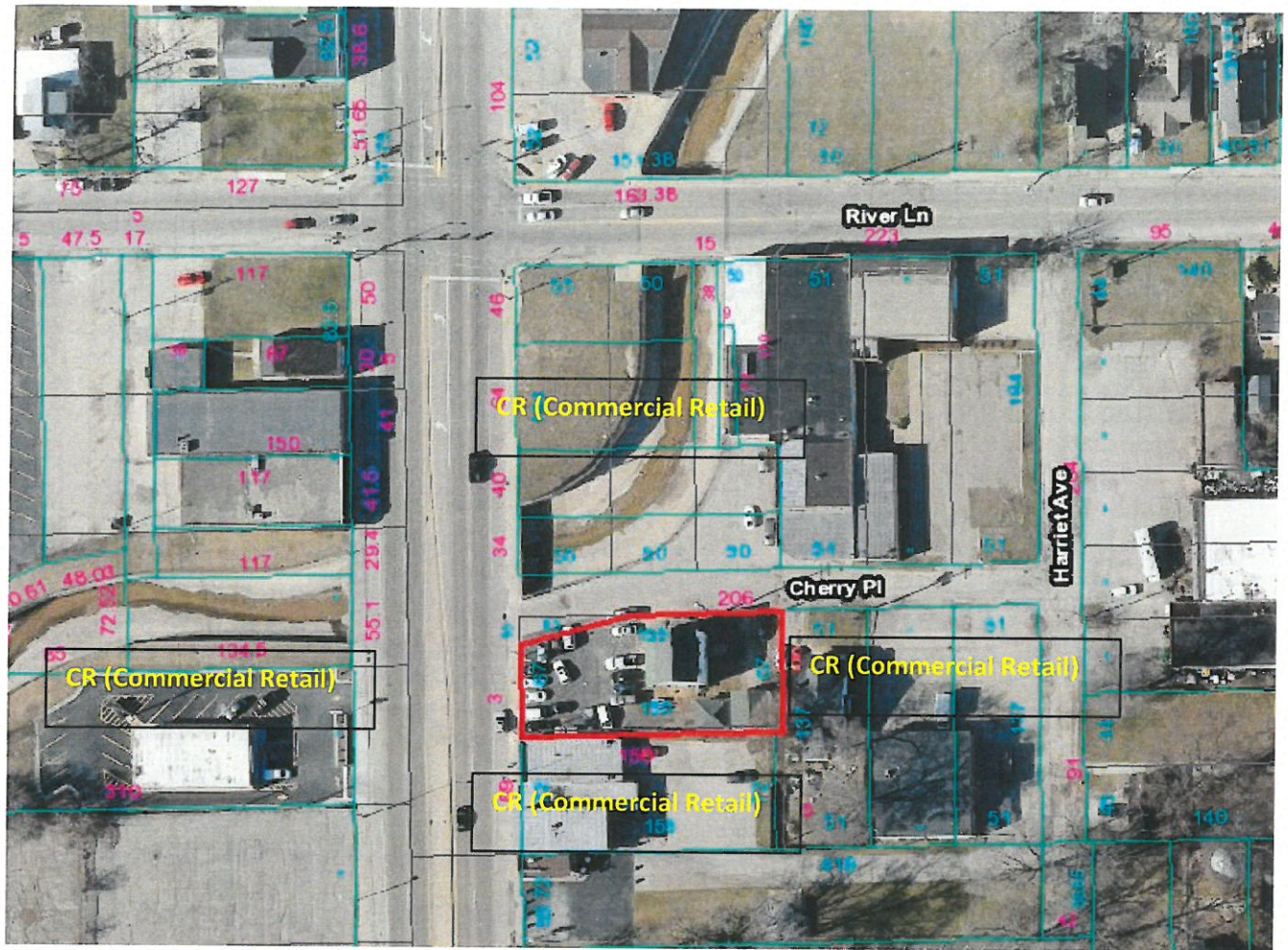
See attachments

**ZONING BOARD  
RECOMMENDATIONS:**

Vote: \_\_\_\_\_

**CONDITIONS:**





Parcel Number: 12-07-102-039

Zoning: CR (Commercial Retail)

Property Address: 5425 N. Second Street

Property Owner: Ronald Corey  
1729 Saint Clair Ave E  
North Fort Meyers, Florida 33903

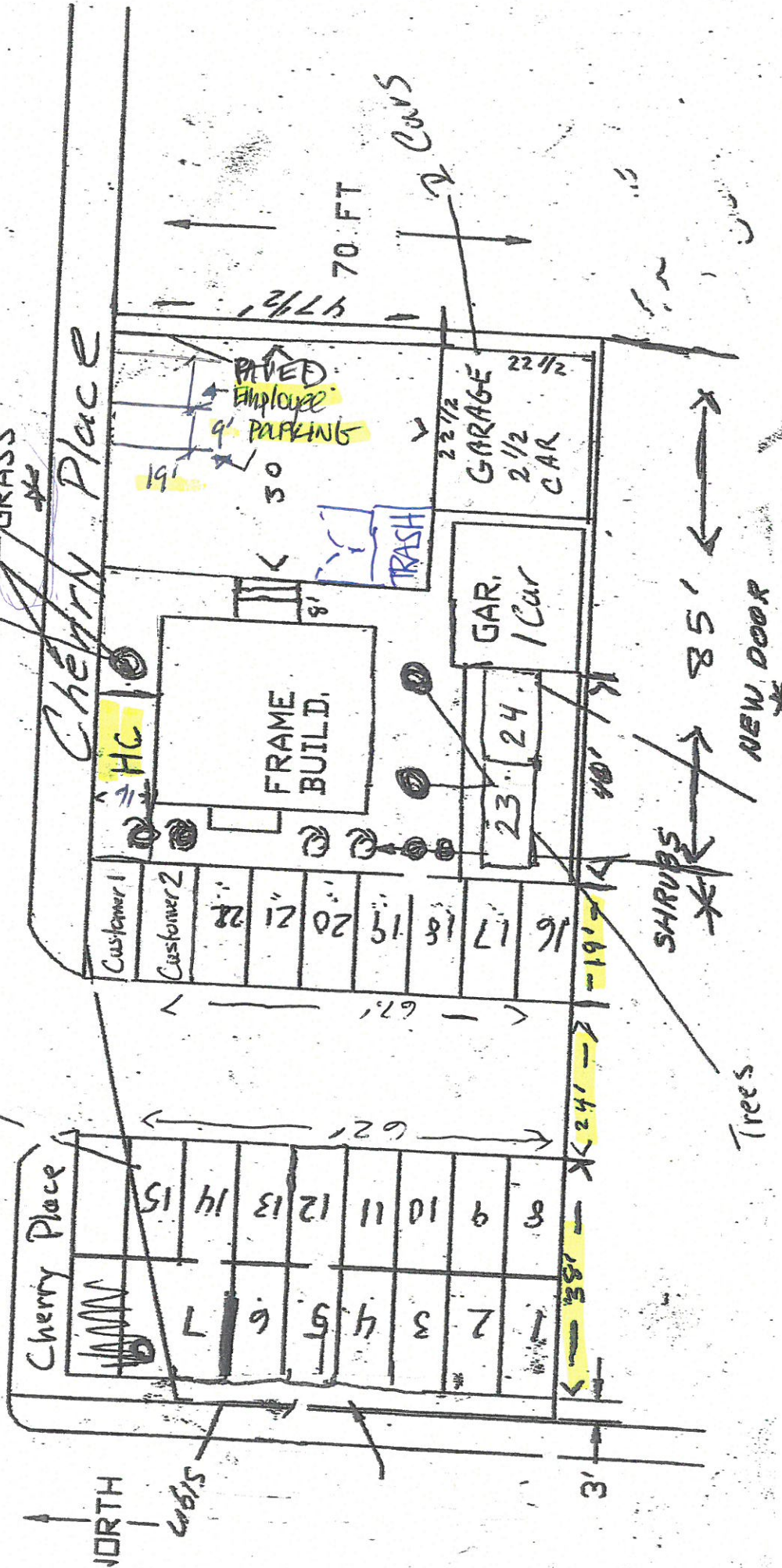
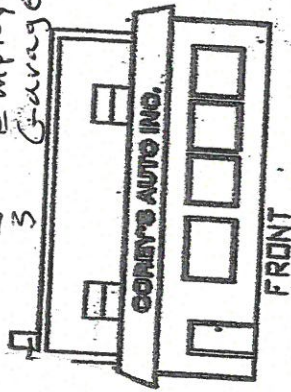
Applicant: Christopher R. Plunkett  
724 Reynolds Street  
Rockford, Illinois 61103



# SITE PLAN 2019

8-29-94  
P, Z, A com.

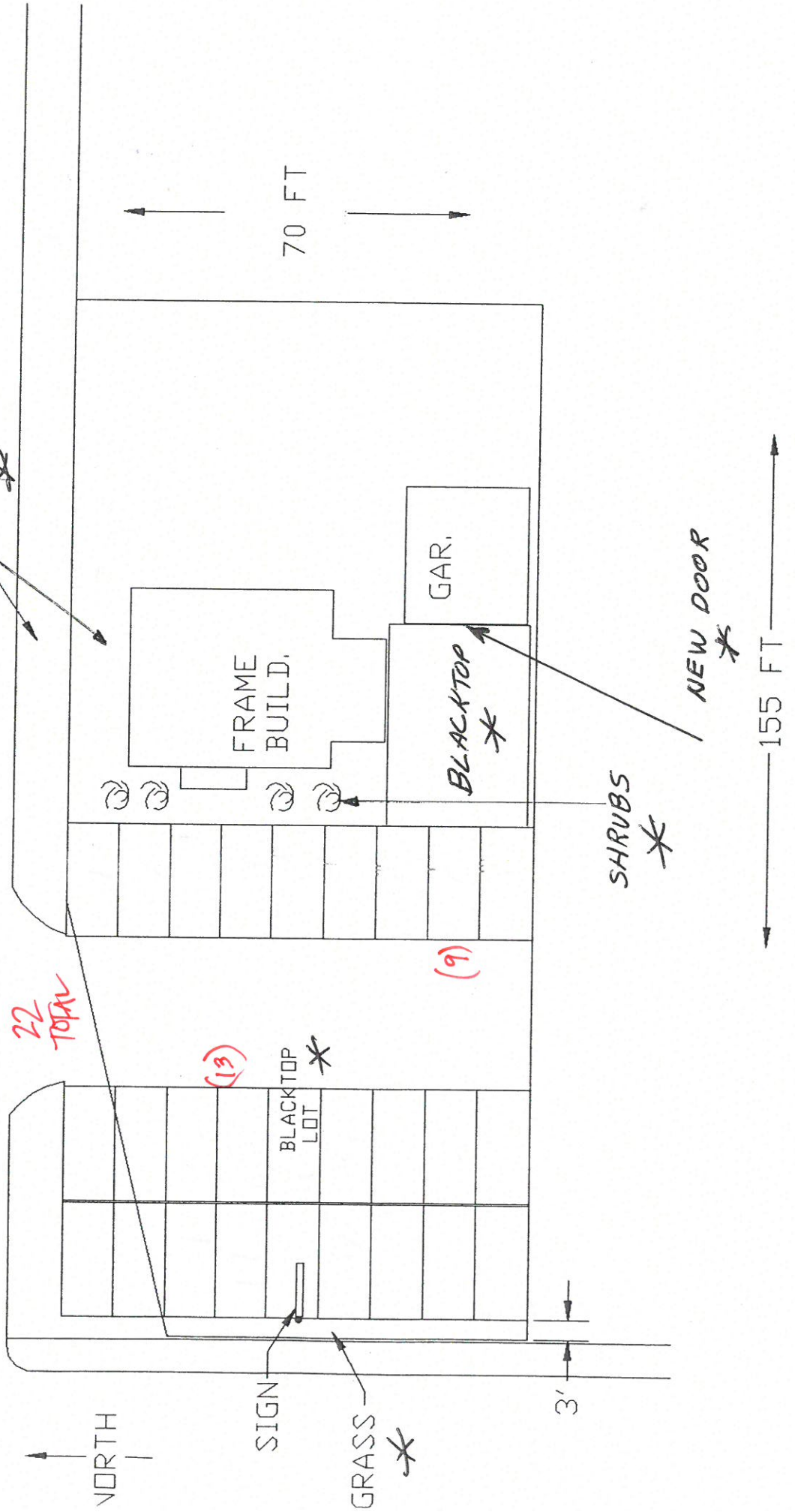
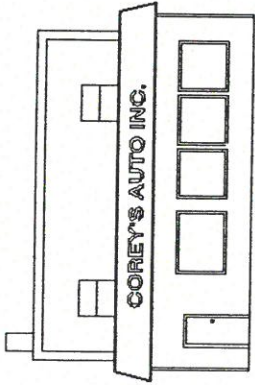
- 24 Lot Stalls
- 2 Customer Stalls
- 1 Handicap Stall
- 2 Employee Stalls
- 3 Garage Stalls



8-29-94

P, Z, A Comm.

ORIGINAL SITE PLAN  
1994

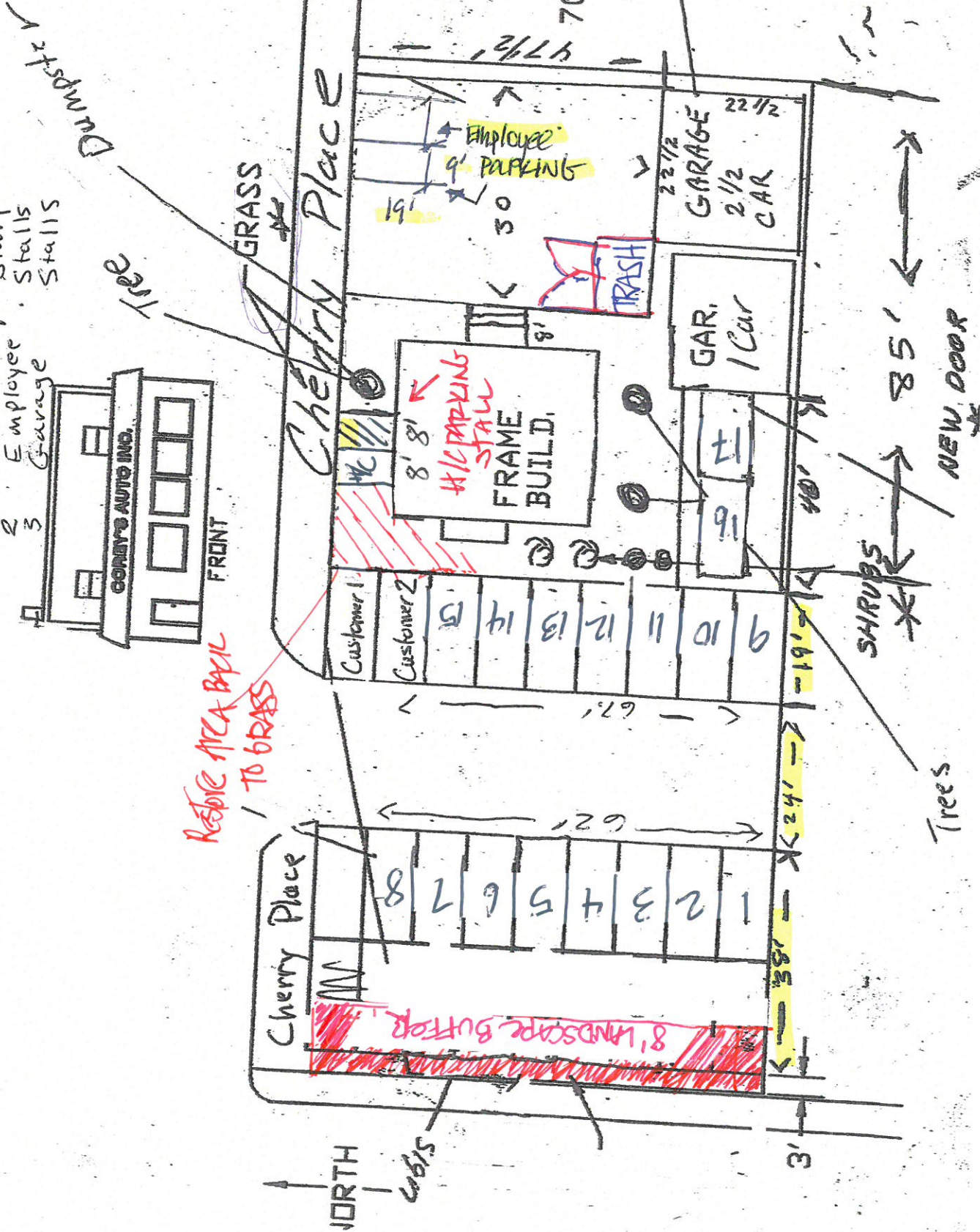




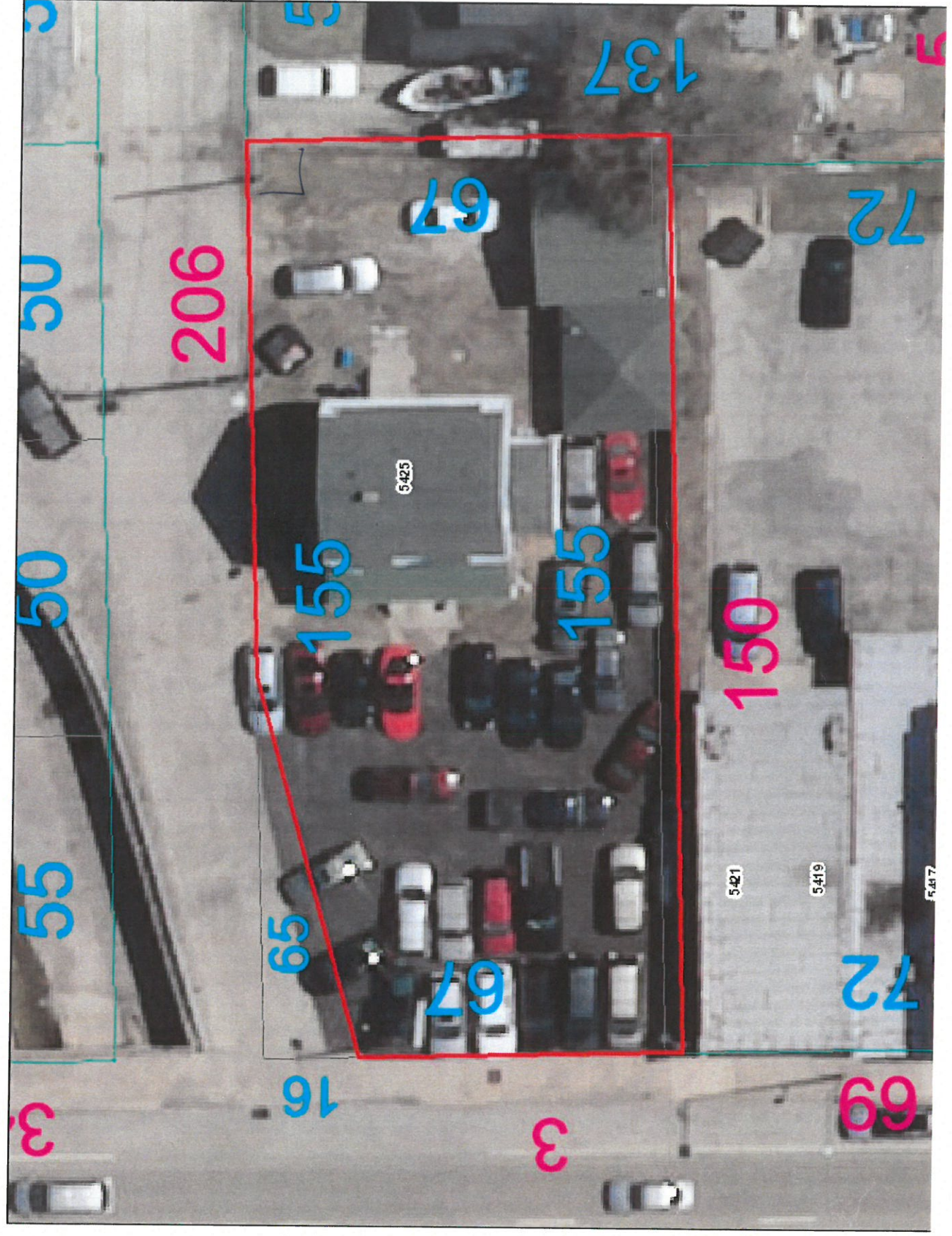
# STAFF PROPOSAL

8-29-94  
P, Z, A com.

- 24 Lot Stalls
- 2 Customer Stalls
- 1 Handicap Stall
- 2 Employee Stalls
- 3 Garage Stalls









Recommended Findings of Fact of City Staff based on the information provided by the applicant

Findings as Required by Loves Park Ordinance - Each enumerated finding must be met before a petition for a special use may be approved.

Mark "Yes," if the findings have been considered and found to be relevant and true. Mark "No," if the findings have been considered and found to be not true. If you mark "No," please explain why in the space provided below each finding. Mark "N/A," if the findings are not applicable to the situation.

Location: 5425 N. Second Street

Staff ZBA

- 1 YES \_\_\_\_\_ The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.  
*The establishment, maintenance, or operation of the special use not will be detrimental to or endanger the public health, safety, and general welfare of the surrounding uses. The use is a permitted use by special use. The special use allows the City to place performance standards in place to ensure that the use will compliment the existing uses. Staff has evaluated the unfavorable conditions that may arise as a result of the establishment of the special use, and placed necessary safeguards on the use to negate any unfavorable outcomes. This use should not adversely affect existing inherent uses, or be a detriment to the zoning district.*  
Reason: \_\_\_\_\_
- 2 YES \_\_\_\_\_ The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish and impair property values within the neighborhood.  
*The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish and impair property values. The use, as uses go, is a low impact use to the zoning district. The applicant will be required to provide landscaping that will span the frontage of the property on N. Second Street, which will likely improve the area, and likely positively impact the value of this property and adjacent properties.*  
Reason: \_\_\_\_\_
- 3 YES \_\_\_\_\_ The establishment of the special use will not impede the normal orderly development and improvement of the surrounding property for uses permitted in the district.  
*The establishment of the special use will not impede the normal orderly development and improvement of the surrounding property for uses permitted in the district. The existing use was for automobile sales. The applicant is continuing the use under his business. The previous business owner had some issue with overcrowding on the lot, but the owner brought the lot into compliance with the special use. The new applicant will implement landscaping and have a reduced number of cars on the lot. The landscaping and clean up of the property should enhance growth prospects for the area.*  
Reason: \_\_\_\_\_
- 4 N/A \_\_\_\_\_ Adequate utilities, access roads, drainage and/or necessary facilities have been, are being, or will be provided.



Reason:

- 5 N/A Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.

Reason:

- 6 YES The special use shall, in all other respects, conform to the applicable regulations of the district in which it is located. The zoning officer shall forward the board of appeal's decision and records to the city council within ten days after action or within 45 days from the date of the public hearing if no action has been taken by the board of appeals.

These findings are based on staff interpretation of the required findings necessary for approval of a Special Use Permit. The Zoning Board of Appeals must indicate whether or not all the findings have been considered to substantiate the approval of a special use.

These findings have been adopted as the official Findings of Fact for the City of Loves Park, Zoning Board of appeals agenda item: **5425 N. Second Street**  
SUP Automobile sales lot

**Chairman**  
Alise Howlett

Signature

Date