



CITY OF LOVES PARK

Department of Community Development

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

Planning • Zoning • Building • Economic Development

AGENDA
LOVES PARK ZONING BOARD OF APPEALS
December 19, 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 **November 21, 2019** meeting
3. Report from the Zoning Office - None
4. Unfinished business –
 - A. **TEXT AMENDMENT** – A Text Amendment to allow car dealerships as a permitted use, by Special use Permit in the CR (Commercial Retail) & N. Second Street Overlay District.
 - B. **5400 N. SECOND STREET & 5312 N. SECOND STREET** – A Special Use Permit to allow an automobile sales and service station with interior and exterior automobile sales areas in the CR (Commercial Retail) & N. Second Street Overlay Districts.
5. New business –
 - A. **7155 WINDSOR LAKE PARKWAY** – A Special Use Permit for a fitness establishment in the CR (Commercial Retail) Zoning District.
6. Public participation & comment
7. General discussion
8. Adjournment

Andrew Quintanilla
Zoning Officer

MINUTES OF THE LOVES PARK ZONING BOARD OF APPEALS
THURSDAY, NOVEMBER 21, 2019
5:30 P.M.
CITY COUNCIL CHAMBERS
LOVES PARK CITY HALL

1. CHAIRMAN ALISE HOWLETT CALLED THE MEETING TO ORDER AT 5:31 P.M.

MEMBERS PRESENT: ALISE HOWLETT, DENNIS HENDRICKS, CATHY NELSON,
BRIAN KERN, SHAWN NOVAK, LYNDI TOO HILL

ABSENT:

OTHERS PRESENT: ANDREW QUINTANILLA – ZONING OFFICER
NATE BRUCK – PLANNING/ECONOMIC DEVELOPMENT
MANAGER
ATTORNEY PHIL NICOLOSI
SHEILA MILLS – SECRETARY

Chairman Howlett announced that the next Community Development Committee meeting is scheduled for Monday, December 2, 2019 at 6:15 p.m.

2. MINUTES

Mrs. Novak moved to approve the minutes from the meeting held October 17, 2019.
Second by Mr. Hendricks. Motion carried by voice vote.

3. ZONING OFFICE REPORT

None

5. UNFINISHED BUSINESS

None

Lyndi Toohill joined the meeting at 5:34 p.m.

6. NEW BUSINESS

- A. **2218 EVANS AVENUE – VARIANCE TO INSTALL A PARKING PAD ALONGSIDE OF THE EXISTING DRIVEWAY IN THE R1 ZONING DISTRICT.** Appropriate notice has been given.

Joseph Perry, 2218 Evans Avenue, Loves Park, IL was sworn as Petitioner and he stated that he is requesting a Variance for a parking pad alongside of his existing driveway.

No objectors present.

Mrs. Novak moved to approve a Variance to install a parking pad alongside of the existing driveway in the R1 Zoning District for the property known as 2218 Evans Avenue. 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**

- B. 6104 E. RIVERSIDE BOULEVARD – VARIANCE FROM A REQUIRED 50-FT BUILDING SET BACK TO A REQUESTED 35-FT BUILDING SETBACK IN THE CR ZONING DISTRICT.** Appropriate notice has been given.

No objectors present.

Mr. Kern moved to approve a Variance from a required 50-ft building setback to a requested 35-ft building setback in the CR Zoning District for the property known as 6104 E. Riverside Blvd. 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

- C. TEXT AMENDMENT – A TEXT AMENDMENT TO ALLOW CAR DEALERSHIPS AS A PERMITTED USE BY SPECIAL USE PERMIT IN THE CR ZONING AND N. SECOND STREET OVERLAY DISTRICTS.**

- D. 5312/5400 N. SECOND STREET – SPECIAL USE PERMIT TO ALLOW AN AUTOMOBILE SALES AND SERVICE STATION WITH INTERIOR AND EXTERIOR AUTOMOBILE SALES AREAS IN THE CR AND N. SECOND STREET OVERLAY DISTRICTS.**

Mrs. Nelson moved to layover Items C and D until next month's meeting. Second by Mr. Hendricks.

MOTION APPROVED 5-0

- E. TEXT AMENDMENT – CHAPTER 102, ZONING, ADULT-USE CANNABIS-ESTABLISHING APPROPRIATE DISTRICTS FOR VARIOUS USES.**

Mr. Bruck commented that the amendment will allow for the zoning of cannabis establishments if the city should allow for cannabis sales in the future.

Mrs. Novak moved to approve a Text Amendment – Chapter 102, Zoning, Adult-Use Cannabis, establishing appropriate districts for various uses. Second by Mrs. Toohill.

MOTION APPROVED 5-0

7. PUBLIC PARTICIPATION AND COMMENT

None

8. General Discussion

None

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

Sheila Mills, Secretary



ZONING BOARD OF APPEALS

Community Development Department

Date: November 11, 2019

SUBJECT:	A Text Amendment to allow car dealerships as a permitted use by Special Use Permit in the CR (Commercial Retail) Zoning and N. Second Street Overlay Districts.
SUBJECT:	A Special Use Permit to allow automobile sales and service on an open lot or within a building in the CR (Commercial Retail) Zoning and N. Second Street Overlay Districts.
SYNOPSIS:	A Text Amendment allowing car sales permitted by special use in the N. Second Street Overlay District, and a Special Use Permit for an auto sales and service establishment with indoor and outdoor sales areas.
LOCATION:	5400 N. Second Street and 5312 N. Second Street
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 CR (Commercial Retail) West R2 (Two-family Residential) and R3 (Multi-family Residential)
PROPERTY INFORMATION AND RELEVANT FACTS:	The applicant is requesting a Text Amendment to the N. Second Street Overlay District to allow automobile sales establishments as a permitted use by Special Use Permit. The applicant is also applying for a Special Use Permit to establish an automobile sales establishment on an open lot or within a building in the N. Second Street Overlay District.
N. Second Street Overlay District purpose:	The N. Second Street Overlay District was established to improve the aesthetic and visual character, as well as, promote orderly development and redevelopment within the boundaries of the overlay. The overlay district recognizes the importance of the commercial corridor to the City, and so it was designed to encourage appropriate renovations to existing structures, compatible new construction promoting the use of building forms, materials, and site design that will improve the architectural and visual character, and enhance functionality of this corridor.
Applicant Information:	The property owner plans to relocate his existing automobile sales business, Kar Korner, to 5400 and 5312 N. Second Street. The owner will be making improvements to the properties in two phases. The first phase will include rebuilding the 1,600 square foot office space and indoor display area; resurfacing the parking lot and installing islands with landscaping; providing accessible restrooms; and delineating customer and employee parking areas. The owner will be utilizing the remaining 6,000 square feet for automobile washing and detailing. Staff is not aware of any request

to perform automobile repairs, so automobile repair shall not be a part of the approval of the special use.

Landscape:

The applicant is requesting a Variance from the landscaping requirement established by Article III, Section 102-136, Article V, Section 102-258, and the N. Second Street Overlay District. The code requires an 8 foot deep landscape buffer spanning all frontages, observing ingress/egress. The code also requires mounded landscaping consisting of trees, shrubs, and some combination of live plants, as well as, trees throughout the interior and exterior parking areas. The N. Second Street Overlay District further requires that any parking area adjacent to N. Second Street, require a decorative wall 3 feet in height.

Signage:

The applicant will be providing a sign for the business, however, the site plan does not provide information identifying setbacks, or type of sign. Staff was not provided any information regarding signage. The sign shall be required to meet the established standards and requirements set forth in Article V, Section 102-284, subject to the limitations outlined in the North Second Street Overlay District.

Parking:

The required parking for the petition is 34 parking stalls. The site plan shows that there will be 36 parking stalls provided for customer and employees. All required off-street parking will be striped as shown on the site plan. The area designated on the northern parcel, shows that vehicles for sale will be organized in such a way that they will observe a 24 to 25 foot vehicle circulation throughout the vehicle display area. This will be necessary to allow customers bilateral access in and around the sales area.

The site plan shows that the northern parcel, will accommodate roughly 101 vehicles for sale, and includes islands where lighting will be provided. The site plan also shows that landscaping will be installed, but Staff is unclear about what will be provided. No plan has been provided to our office. The lot may be able to support 101 vehicles, however, the applicant intends to utilize the frontage where landscape is required. Safely, the lot will be able to support roughly 84 vehicles. If the request to eliminate the landscaping is approved, the lot may support up to an additional 17 vehicles as shown on the site plan. As phase 2 is implemented, the applicant will be required to amend the special use to include additional vehicles for sale.

The site plan shows that there is a designated area for "non-passenger vehicles". Staff is not sure what type of "non-passenger vehicles" the owner plans to sell in this area, however, oversized commercial vehicles in this zoning district may have an adverse impact to the area for future development, and does not really compliment surrounding existing uses already permitted in the zoning district. The site plan does not sufficiently indicate the size of this area, or how many vehicles the area can support. The applicant has not provided any information to Staff regarding the types of commercial vehicles that will be sold. Staff has concern about openly approving an area for commercial vehicles at this location. The approval for the "non-passenger" vehicles at this location may allow sales for OTR vehicles such as semis, semi-trailers, flatbed trucks, or other oversized commercial vehicles that would be better suited in a zoning district that is not closely situated to existing low impact commercial uses, and residential districts. A large part of this designated area, the frontage, is required to have a continued landscape buffer from the north lot frontage.

Dumpster:

A dumpster enclosure is required for trash removal for the development. The location of the enclosure is not indicated on the site plan. The installation can be coordinated

with Staff.

Summation:

The implementation of the N. Second Street Overlay District is designed to improve the overall character, and improvements for existing and new development on this corridor in the City. The properties require a sizeable investment in redevelopment costs to cover rehabilitation of structures, repair and/or replacement of the parking lot, lighting, landscaping, and plan review fees. The information that has been provided for this petition and the plan for redevelopment would appear to not meet the intent of why the overlay was established. Developmental improvements in the overlay will enhance the aesthetics of the property, and enhance the overall aesthetics of the area. Improvements will serve to increase land values throughout the corridor on this highly traveled state highway in the City. Improvements within the overlay have the potential to spur future development in the area. Deviating from the guidelines established to enhance the properties within the overlay, doesn't accomplish the intent behind its creation. The project does not sufficiently meet the intent of the N. Second Street Overlay District to merit the text amendment allowing car dealerships as a permitted use by special use, or the approval of the special use for automobile sales and services on an open lot or within a building based on what has been provided for the petition.

RECOMMENDATION:

Denial - A Text Amendment to allow car dealerships as a permitted use by Special Use Permit in the CR (Commercial Retail) Zoning and N. Second Street Overlay District.

RECOMMENDATION:

Denial - A Special Use Permit to allow automobile sales and service on an open lot or within a building in the CR (Commercial Retail) Zoning and North Second Street Overlay Districts.

If the Zoning Board of Appeals grants the Text Amendment, and the Special Use Permit, Staff would recommend that it be granted subject to the following conditions:

Conditions:

1. The Special Use Permit expires with the change in property ownership, change in business ownership, or discontinuance of the automobile sales business.
2. Business signage shall meet the requirements of Article VI, Section 102-284, subject to the limitations in the N. Second Street Overlay District.
3. The customer, employee, and vehicles sales areas shall be striped on or before November 30, 2020. Vehicles for sale shall be parked in the designated parking area observing vehicle circulation on both parcels. The vehicle sales area shall be further defined with the appropriate striping around these areas, and no striping shall be required within these defined sales areas.
4. Only 84 passenger vehicles shall be permitted for sale. The number of vehicles for sale may be increased to include the additional 17 passenger vehicles if the boundary for the phase 1 development is pushed westerly to include the additional vehicles. Newly created sales areas shall observe the guidelines identified in condition number 3.
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 other items not associated with the business.
6. The business shall be limited to the sale of passenger motor vehicles only. Only passenger vehicles weighing 9,000 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.

7. 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.
8. Loading and unloading of vehicles shall only be permitted in the rear of the building.
9. No vehicle repair shall be permitted. All passenger vehicles shall be operable and maintained in a good state of repair.
10. The installation of a dumpster enclosure shall be coordinated with Staff, and be installed with the development of phase 1. The enclosure shall be in place before the business opens to the public. The site obscured fence shall be installed as part of phase 1.
11. The landscaping requirement, as established, in Article V, Section 102-258, and the N. Second Street Overlay District, shall be implemented. The owner will be required to remove asphalt for the landscape buffer, curb all sides of the buffer and interior landscape area, provide Staff with a landscape plan for approval, and coordinate the installation with Staff by no later than May 31, 2020.
12. Staff was made aware that the property owner plans being reviewed by the site developer for phase 2 of the development. In the interest of ensuring that the development occurs in a timely manner, Staff recommends that the plans for phase 2 be submitted to the Department of Community Development within 1 year of approval of the special use.

APPROVAL / DENIAL / TABLED

ATTACHMENTS:

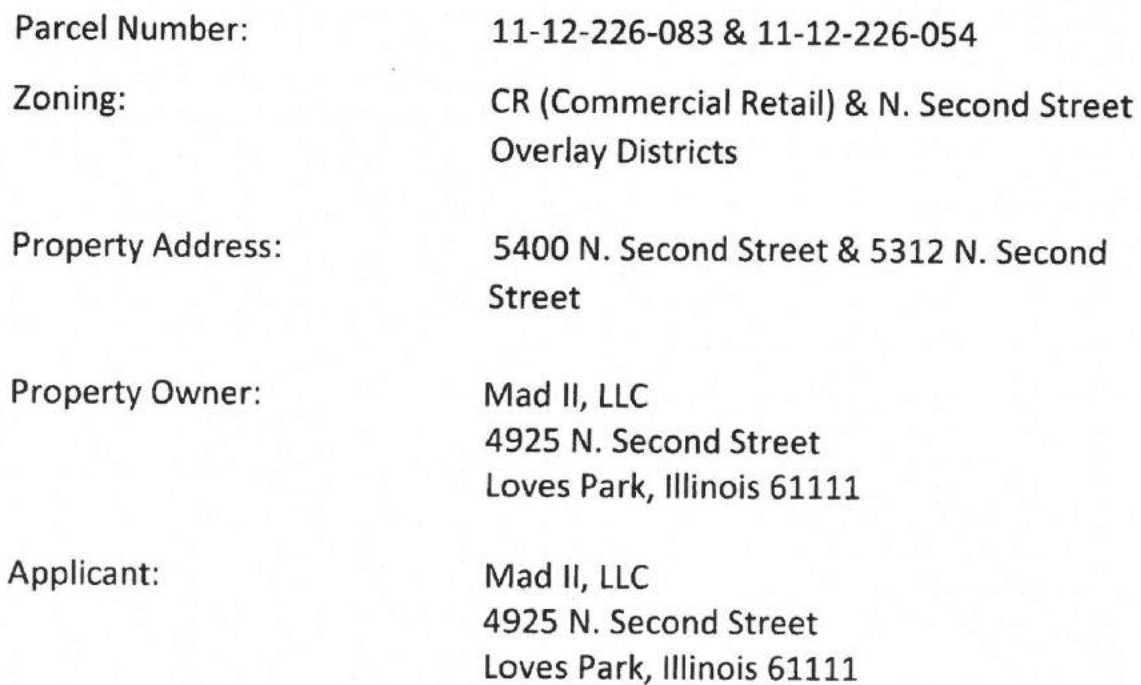
See attachments

ZONING BOARD
RECOMMENDATIONS:

Vote: _____

CONDITIONS:

AUDIENCE
COMMENTS:



November 15, 2019



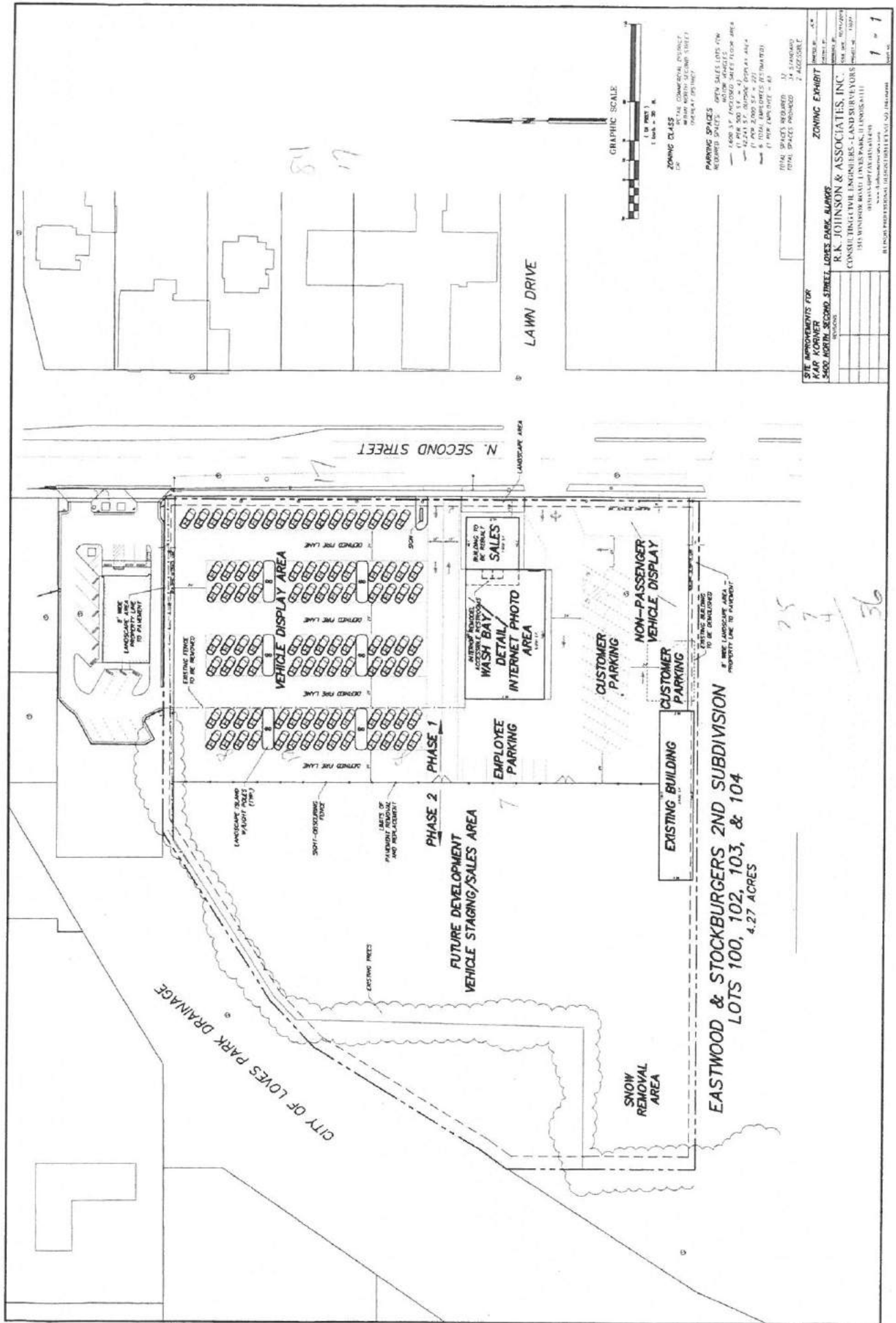
WinGIS cannot and does not warrant the accuracy of the data or the results of the analysis. The user is responsible for the accuracy of the data and the results of the analysis.

0 130 260 Feet

SCALE: 1:1,543

WinGIS

Winnebago County Geographic Information System

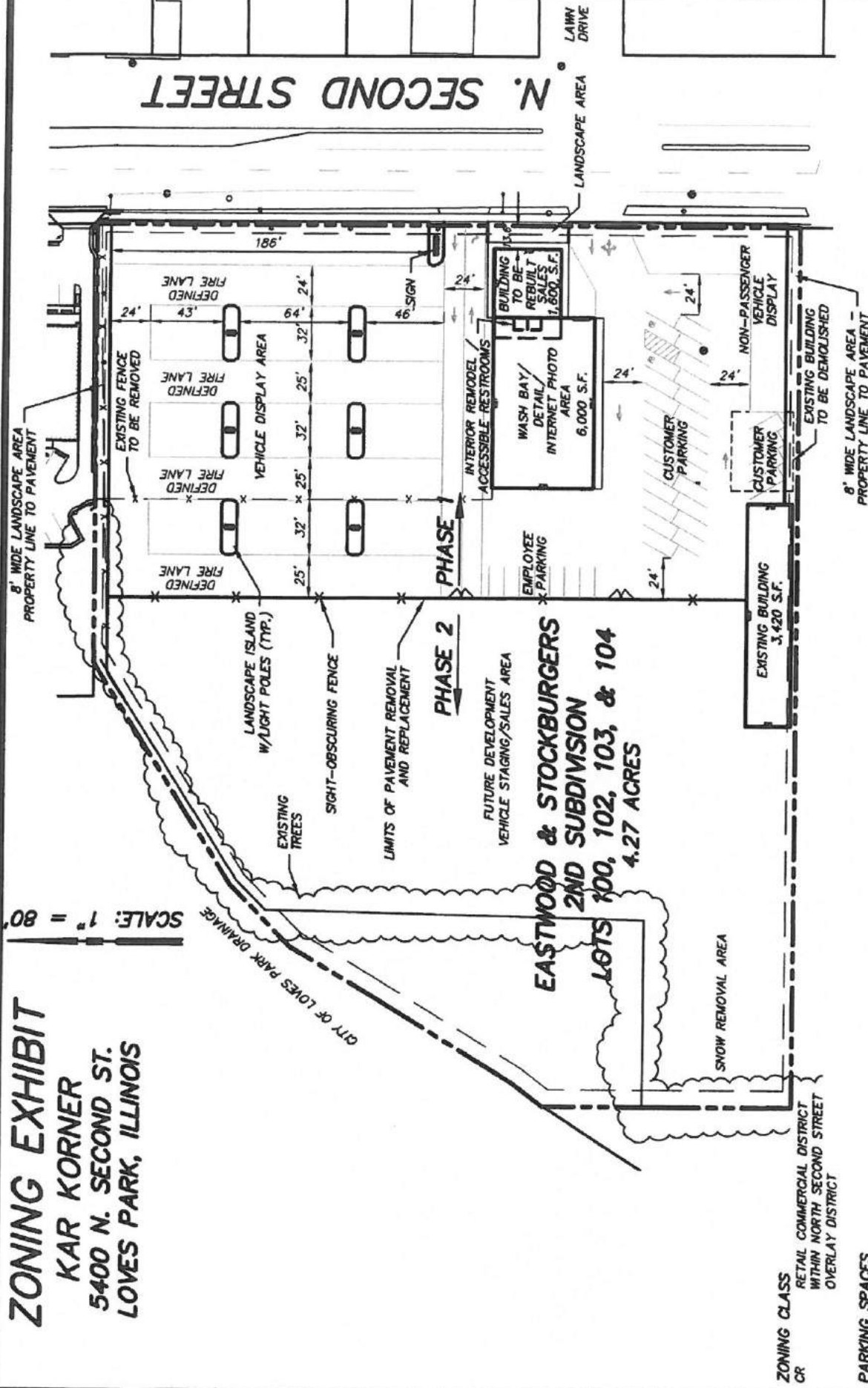


ZONING EXHIBIT

KAR KORNER
5400 N. SECOND ST.
LOVES PARK, ILLINOIS

SCALE: 1" = 80'

CITY OF LOVES PARK DRAINAGE



EASTWOOD & STOCKBURGERS
2ND SUBDIVISION
LOTS 100, 102, 103, & 104
4.27 ACRES

ZONING CLASS

OR
RETAIL COMMERCIAL DISTRICT
WITHIN NORTH SECOND STREET
OVERLAY DISTRICT

PARKING SPACES

REQUIRED SPACES: OPEN SALES LOTS FOR
MOTOR VEHICLES
1,600 S.F. ENCLOSED SALES FLOOR AREA
(1 PER 500 S.F. = 4)
42,243 S.F. OUTSIDE DISPLAY AREA
(1 PER 2,000 S.F. = 22)
6 TOTAL EMPLOYEES (ESTIMATED)
(1 PER EMPLOYEE = 6)

TOTAL SPACES REQUIRED: 32
TOTAL SPACES PROVIDED: 34 STANDARD
2 ACCESSIBLE

BUILDING SETBACKS

FRONT SETBACK: MIN. 5' - MAX. 10'
REAR SETBACK: 10'
SIDE SETBACK: 5'

R.K. JOHNSON & ASSOCIATES, INC.
CONSULTING CIVIL ENGINEERS - LAND SURVEYORS
1515 WINDSOR ROAD LOVES PARK, ILLINOIS 61111

(815) 633-5097 FAX (815) 633-4593
www.rkjohnsonassociates.com

ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-004994
OCTOBER 11, 2019 JOB NO. 15066

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.

5400 N. Second Street and 5312 N. Second Street

ZBA

- 1 ☐ 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.

Reason:
- 2 ☐ 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.

Reason:
- 3 ☐ 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.

Reason:
- 4 ☐ Adequate utilities, access roads, drainage and/or necessary facilities have been, are being, or will be provided.

Reason:

- 5 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 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: **5400 N. Second Street and 5312 N. Second Street**
SUP for automobile sales and service on an open lot or within a building

Chairman
Alise Howlett

Signature

Date



ZONING BOARD OF APPEALS

Community Development Department

Date: December 5, 2019

SUBJECT: A Special Use Permit to allow a fitness establishment in the CR (Commercial Retail) Zoning District.

SYNOPSIS: Business owner would like to operate a personal fitness establishment working one on one with clients.

LOCATION: 7155 Windsor Lake Parkway

COMPREHENSIVE PLAN: The City's Comprehensive Plan identifies the property for the development of commercial retail uses.

ZONING DISTRICT:

North	R3A (Four-family residential) Zoning - SUP for commercial use IL (Light Industrial)
South	R3A (Four-family residential) Zoning
East	CR (Commercial Retail)
West	CR (Commercial Retail)

**PROPERTY
INFORMATION AND
RELEVANT FACTS:**

The applicant is applying for a Special Use Permit to operate a fitness establishment at this location.

The business is operating in a unit that is roughly a 900 square feet in the former Windsor Athletic Club building. The business will focus on individual and small group training. Hours of operations will be limited, and coordinated with the event company at this location.

The parking requirements for this business are satisfied with the parking provided for all uses at this location. No additional parking is required.

The use will have a low impact to the area. The building already supports two other low impact uses. Low impact business uses for this building achieve occupancy in a building that may otherwise go unused, and provides smaller spaces for new businesses that are just starting out. The establishment of this new use will compliment existing uses, and not adversely impact the residential dwellings in this area. It will not generate excessive traffic to the area, anymore than permitted uses in the zoning district. The use will not negatively impact development for the area, and will unlikely diminish property values for local land owners.

RECOMMENDATION: **Approval** - A Special Use Permit for a fitness establishment in the CR (Commercial Retail) Zoning District.

Conditions:

1. The Special Use Permit shall expire with the discontinuance of the fitness establishment, or change in business ownership.
2. The Special Use permit shall be revoked with verified complaints from adjacent businesses, residents or local authorities.
3. All items used for training shall be confined to the unit. Low impact, low noise exercise shall be permitted outside of the building.

APPROVAL / DENIAL / TABLED

ATTACHMENTS:

See attachments

**ZONING BOARD
RECOMMENDATIONS:**

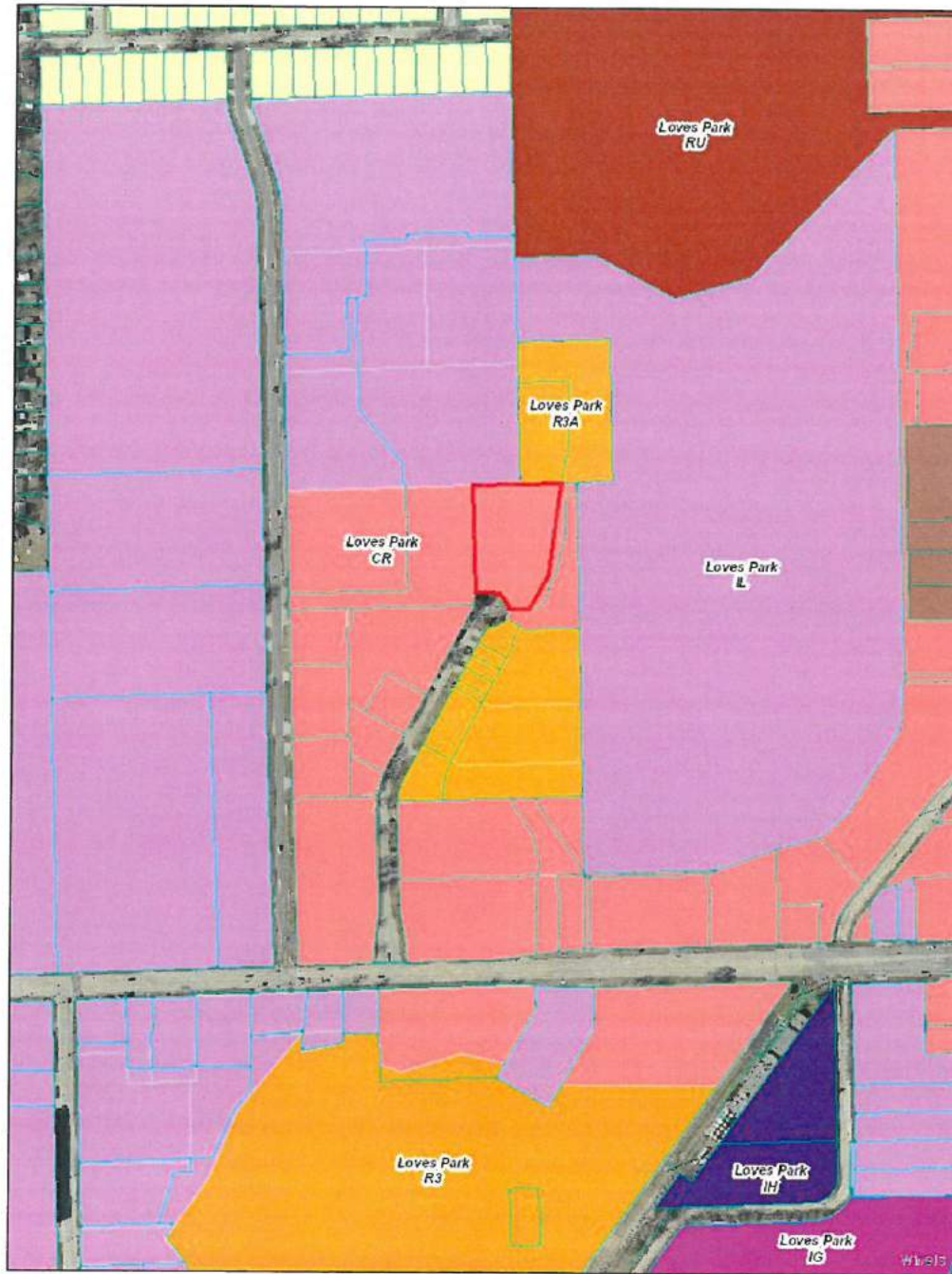
Vote: _____

CONDITIONS:

**AUDIENCE
COMMENTS:**



Parcel Number:	08-32-353-016
Zoning:	CR (Commercial Retail)
Property Address:	7155 Windsor Lake Parkway
Property Owner:	Windsor Lakes Business Park, Inc. 7155 Windsor Road Parkway Loves Park, Illinois 61111
Applicant:	Chelsey Ditto Bradley 733 East Riverside Boulevard Loves Park, Illinois 61111





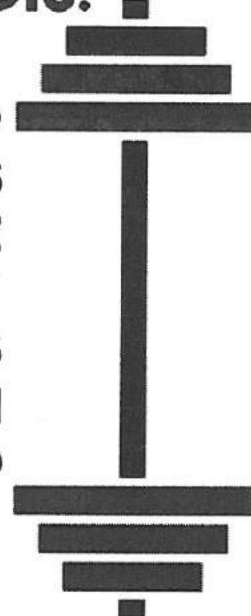
ADRENALINE FITNESS

**OWNED & OPERATED BY:
ERRICK & CHELSEY
BRADLEY**



**A SMALL GROUP TRAINING
STUDIO LOCATED IN THE HEART
OF LOVES PARK, ILLINOIS.**

**ADRENALINE FITNESS OFFERS WEEKLY GROUP
TRAINING CLASSES LASTING 45 MINUTES
EACH. OUR FOCUS IS TO STANDOUT ABOVE THE
REST BY CREATING A POSITIVE ,FAMILY
FRIENDLY ENVIRONMENT GIVING PARENTS
THE OPPORTUNITY TO BETTER THEIR HEALTH
WHILE CHILDREN UTILIZE OUR DESIGNATED
CHILD APPROVED AREA.**



**ADRENALINE FITNESS DIFFERS FROM THE REST DUE TO
THE NO JOINER FEE, NO CONTRACT, NO MONTHLY
MEMBERSHIP POLICY. CLIENTS CAN PAY PER CLASS
OR CAN PURCHASE 10 CLASSES AND GET 2 CLASSES
FOR FREE, BOTH OPTIONS AT A \$10/CLASS RATE.**

WE'RE ON A MISSION!

**WITH FAMILY AT THE HEART, OUR PRIORITY IS TO PROVIDE AN
EDUCATIONAL, PERSONABLE, ENGAGING, AND EFFECTIVE
ATMOSPHERE WHERE YOU WILL GAIN LIFE LONG CONFIDENCE
THROUGH FITNESS. WE STRIVE EVERYDAY TO IMPROVE YOUR
HEALTH AND HAPPINESS IN HOPES OF BETTERING
THE LIVES OF YOUR ENTIRE FAMILY, ULTIMATELY
DOING OUR SMALL PART IN**

BETTERING THE WORLD

AF

ADRENALINE FITNESS

ADRENALINE FITNESS TONING

Designed to maximize lean muscle, build and increase day to day functionality, this 45 minute class is the perfect mix of high impact weights with low impact cardio to build metabolism and destroy body fat.

ADRENALINE FITNESS XTREME

Designed to push your strength and endurance to the next level, this 45 minute class includes high intensity cardio along with high impact weights blasting all muscles and improving cardiovascular stamina.

ADRENALINE FITNESS ATTACK

Designed to burn calories, this martial arts inspired 45 minute class incorporates self defense, cardio, and strength training in an exciting and challenging course.

ADRENALINE FITNESS MOVE

Designed for the beginner, this 30 minute class focuses on full range of motion body movements using low to medium impact stretches and cardiovascular exercises to help eliminate acute aches and pains caused by a less active lifestyle.





GROUP TRAINING SCHEDULE

	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
5:45-6:30AM			TONING		TONING		
8-8:45AM							TONING
9-9:45AM							XTREME
10-10:45AM							ATTACK
5:30-6:15PM			TONING	ATTACK	TONING		
6-6:30PM		MOVE					
6:30-7:15PM			XTREME	TONING	XTREME		
7:30-8:15PM				XTREME			

HOURS OF OPERATION

SUNDAY

CLOSED

MONDAY

5:30-7:30PM

TUESDAY

5:30-6:45AM 10:00AM-7:30PM

WEDENSDAY

5:00-8:30PM

THURSDAY

5:30-6:45AM 5:00-7:30PM

FRIDAY

CLOSED

SATURDAY

7:30-11:00AM

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.

7155 Windsor Lake Parkway

- 1 _____ 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.

Reason:

- 2 _____ 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.

Reason:

- 3 _____ 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.

Reason:

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

Reason:

- 5 _____ 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:

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- 6 _____ 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.
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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: 7155 Windsor Lake Parkway
Fitness establishment

Chairman
Alise Howlett

Signature

Date