



AGENDA
LOVES PARK ZONING BOARD OF APPEALS
February 20, 2020
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 **December 19, 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. **4075 N. MULFORD ROAD** - A Special Use Permit for a golf cart sales and repair service, retail printing, with a small outside sales display area, and outside storage.
6. Public participation & comment
7. General discussion
8. Adjournment

Andrew Quintanilla
Zoning Officer

MINUTES OF THE LOVES PARK ZONING BOARD OF APPEALS
THURSDAY, DECEMBER 19, 2019
5:30 P.M.
CITY COUNCIL CHAMBERS
LOVES PARK CITY HALL

1. CHAIRMAN ALISE HOWLETT CALLED THE MEETING TO ORDER AT 5:30 P.M.

MEMBERS PRESENT: ALISE HOWLETT, DENNIS HENDRICKS, CATHY NELSON,
BRIAN KERN,

ABSENT: SHAWN NOVAK, LYNDI TOO HILL

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

Chairman Howlett announced that the next Community Development Committee meeting is scheduled for Monday, December 30, 2019 at 6:15 p.m.

2. MINUTES

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

3. ZONING OFFICE REPORT

None

5. UNFINISHED BUSINESS

A. **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.**

B. **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. Kern.

MOTION APPROVED 4-0, WITH CHAIRMAN HOWLETT VOTING

6. NEW BUSINESS

A. **7155 WINDSOR LAKE PARKWAY – SPECIAL USE PERMIT FOR A FITNESS ESTABLISHMENT IN THE CR ZONING DISTRICT.** Appropriate notice has been given.

Chelsey Ditto Bradley, 733 E. Riverside Blvd., Loves Park, IL was sworn in as Petitioner and indicated that she is requesting a Special Use Permit for a fitness establishment at this location. Mrs. Bradley stated that the business will focus on individual and small group training and the hours of operations will be limited and coordinated with the neighboring event business.

Elizabeth Titus, 4901 Zenith Parkway, Machesney Park, IL 61115, was sworn in and spoke in favor of the Special Use Permit.

No objectors present.

Mr. Hendricks moved to approve a Special Use Permit for a fitness establishment in the CR Zoning District for the property known as 7155 Windsor Lake Parkway, with the following 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.

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

MOTION APPROVED 4-0, WITH CHAIRMAN HOWLETT VOTING

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 5:50 p.m.

Sheila Mills, Secretary



ZONING BOARD OF APPEALS

Community Development Department

Date: February 14, 2020

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 required:

The applicant is required to provide a mounded landscape buffer across all frontages. The buffer is required to be 8 feet in depth, observing ingress/egress. The landscaping is required to be composed of a combination of trees (including evergreens), shrubs, ground cover, and some combination of live plants that should be salt tolerant. The applicant is also required to install a 3 foot high decorative wall within the landscaped area. The site plan submitted meets all of the planting requirements for the development, however the applicant will not be providing a decorative wall as required by the overlay district. In its place, the applicant will be installing a stacking limestone boulder configuration. The stacked limestone will be no less than 2 feet in height, spaced every 15 feet apart, the full length of both parcel frontages. This will be acceptable as a substitute for the 3 foot wall, as it does meet the intent of the overlay requirement.

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 outline in the North Second Street Overlay District.

Parking:

The required parking for the petition is 49 parking stalls. The site plan shows that there will be 32 parking stalls provided for customer and employees as part of Phase 1. There will be an additional 18 parking stalls installed with the development of Phase 2. All required off-street parking shall be striped as shown on the site plan. Arrows, as presented on the site plan, shall also be marked to assist with customer circulation. The required 24 foot vehicle circulation shall be observed throughout both parcels and remain unobstructed with vehicles for sales to allow the appropriate bilateral access and fire safety.

The site plan provided does not indicate how many vehicles the lots will support. The information provided from an earlier submittal showed a request to allow roughly 101 vehicles for sale. After reviewing the applicants information, the lot is capable of supporting 101 vehicles for sale. The lot may support additional vehicles as Phase 2 of the development is implemented. A renewal of the special use would be able to address this issue, and eliminate any overcrowding that may occur.

The southern part of the sales lot shows a "non-passenger" vehicle display area. It is not clear how many vehicles this area can support, however, using the site plan provided, and the width of a standard parking stall of 9 feet, Staff sees that the area can support up to 8 vehicles comfortably.

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.

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 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. The text amendment and special use, if approved, would not appear to have an adverse impact to the area, properties, or general welfare of the public.

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 Districts.

Approval - A Text Amendment to allow automobile sales and services, new and used, on an open lot or within a building for dealers or dealerships that are 4 acres or more as a permitted use by Special Use Permit in the CR (Commercial Retail) and N. Second Street Overlay Districts.

RECOMMENDATION: **Approval** - 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.

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. All areas utilized for driving or parking must be paved with a dust free hard impervious surface within 1 year of approval of the special use. Such material shall be approved by the City prior to installation. All customer, employee, and sales area shall be striped and outlined before the business opens to the public. Vehicles for sale shall be parked in the designated sales areas observing vehicle circulation on both parcels at all times. The sales areas shall be further defined with the appropriate striping around these areas, and no internal striping shall be required within these defined sales areas.
4. Vehicles for sale shall only be permitted in the designated parking areas as identified on the site plan for both passenger and non passenger vehicles, while observing all of the required vehicle circulation at all times.
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. No vehicles that requires a Commercial Drivers License (CDL) to operate shall be permitted to be stored or for sale on either lot.
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 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, with the 2 foot stacked limestone, shall be acceptable to satisfy the N. Second Street Overlay District requirement. The owner will be required to remove asphalt for the landscape buffer, curb all sides of the buffer and interior landscape areas. The landscape plan, as presented, is acceptable, however any changes shall be approved by City Staff as part of an administrative review. The owner will be responsible for the maintenance, repair, and replacement of all landscaping materials. The plant materials and landscaped bed areas shall be tended and maintained in a healthy growing condition and free from refuse, debris and weeds at all times.
12. Staff was made aware that the property owner has 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.
13. The business shall not be "buy here, pay here" establishment. Financing shall be secured from an independent off-site third party.
14. The Special Use Permit shall expire after 1 year of approval. The owner shall be required to renew the Special Use Permit before its expiration.

APPROVAL / DENIAL / TABLED

ATTACHMENTS:

See attachments

**ZONING BOARD
RECOMMENDATIONS:**

Vote: _____

CONDITIONS:

**AUDIENCE
COMMENTS:**

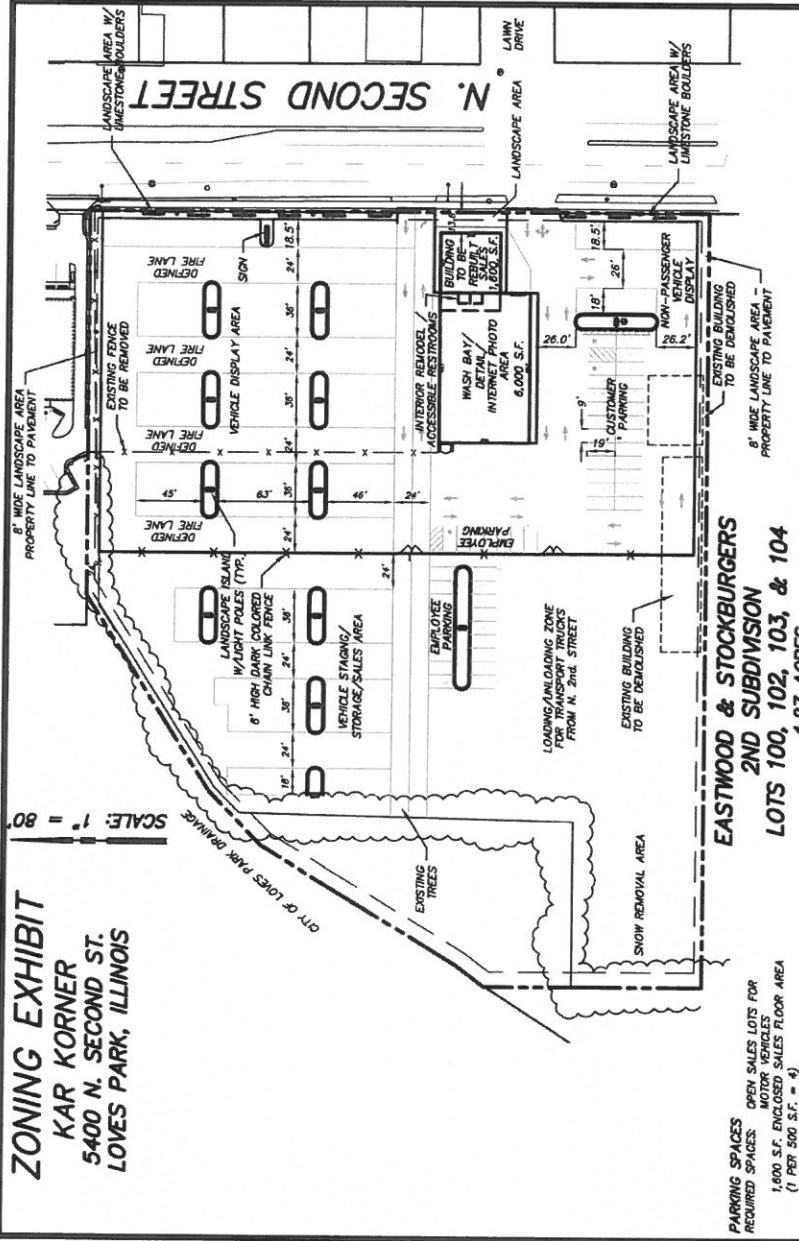


Parcel Number:	11-12-226-083 & 11-12-226-054
Zoning:	CR (Commercial Retail) & N. Second Street Overlay District.
Property Address:	5400 N. Second Street & 5312 N. Second Street
Property Owner:	Mad II, LLC 4925 N. Second Street Loves Park, Illinois 61111
Applicant:	Mad II, LLC 4925 N. Second Street Loves Park, Illinois 61111



ZONING EXHIBIT **KAR KORNER** **5400 N. SECOND ST.** **LOVES PARK, ILLINOIS**

SCALE: 1" = 80'



PARKING SPACES
REQUIRED SPACES:
 OPEN SALES LOTS FOR MOTOR VEHICLES
 1,000 S.F. ENCLOSED SALES FLOOR AREA
 (1 PER 500 S.F.)
 78,000 S.F. OUTSIDE DISPLAY AREA
 (1 PER 2,000 S.F. = 39)
 6 TOTAL EMPLOYEES (ESTIMATED)
 (1 PER EMPLOYEE = 6)

TOTAL SPACES REQUIRED:
 49 CUSTOMER STANDARD
 2 CUSTOMER ACCESSIBLE
 24 EMPLOYEE STANDARD
 1 EMPLOYEE ACCESSIBLE

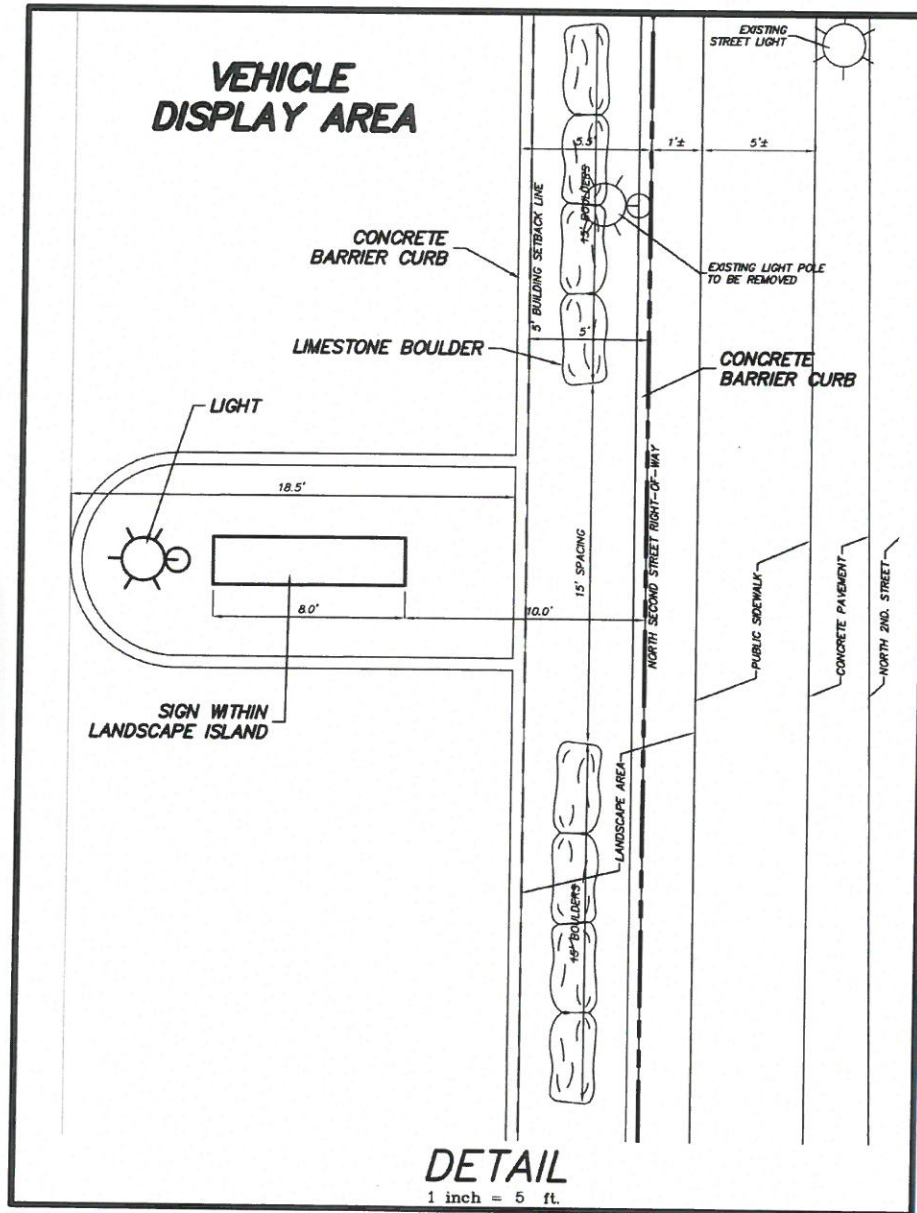
ZONING CLASS
 OR
 RETAIL COMMERCIAL DISTRICT
 WITHIN NORTH SECOND STREET
 DISTRICT

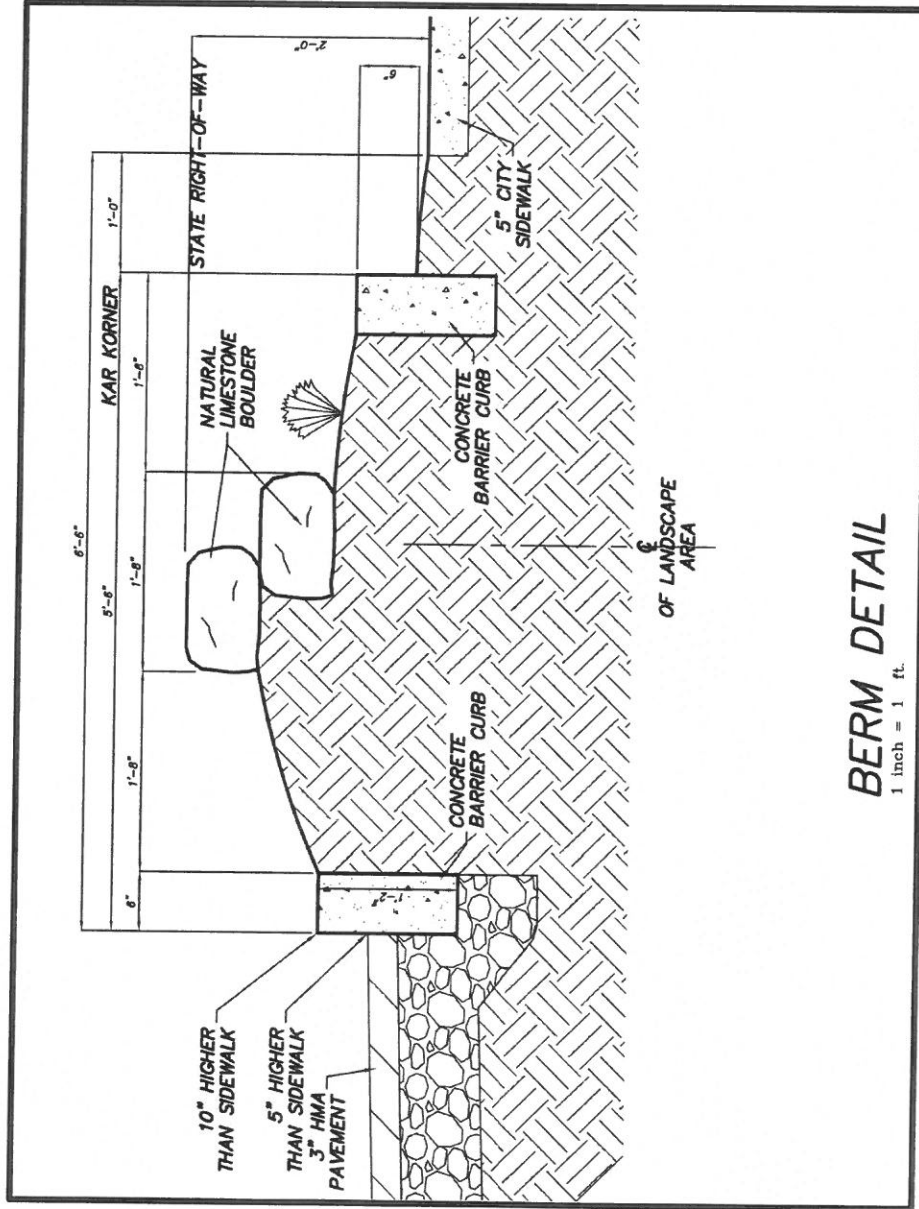
BUILDING SETBACKS
 FRONT SETBACK: MIN. 5' - MAX. 10'
 REAR SETBACK: 10'
 SIDE SETBACK: 5'

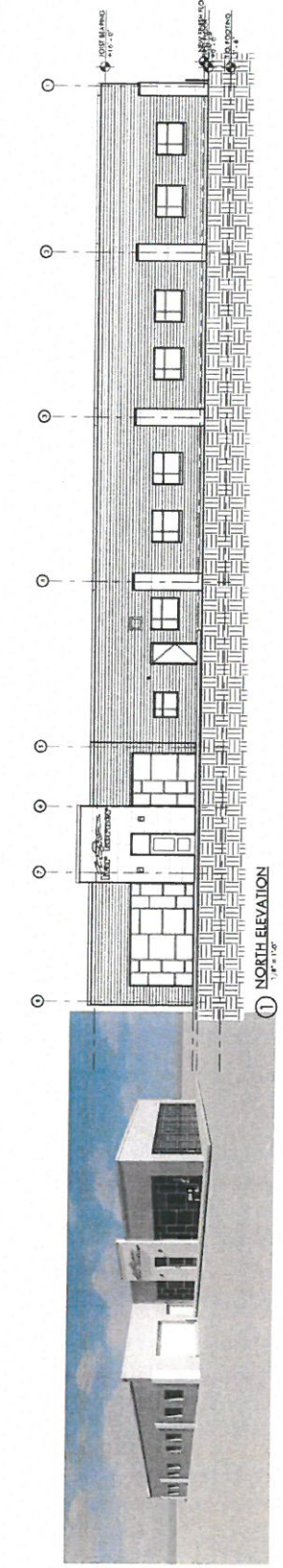
EASTWOOD & STOCKBURGERS
2ND SUBDIVISION
LOTS 100, 102, 103, & 104
4.27 ACRES

R.K. JOHNSON & ASSOCIATES, INC.
CONSULTING CIVIL ENGINEERS - LAND SURVEYORS
 1515 WINDSOR ROAD LOVES PARK, ILLINOIS 61111
 (618) 363-1595
 www.rkjohsonassociates.com
 ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-04994
 FEBRUARY 14, 2020 JOB NO.: 1596


C:\land Projects 2009\15066 Kar Korner Stenstrom Concepting\15066 ZONING EXHIBITS.dwg 2/14/2020 8:07:37 AM JCW



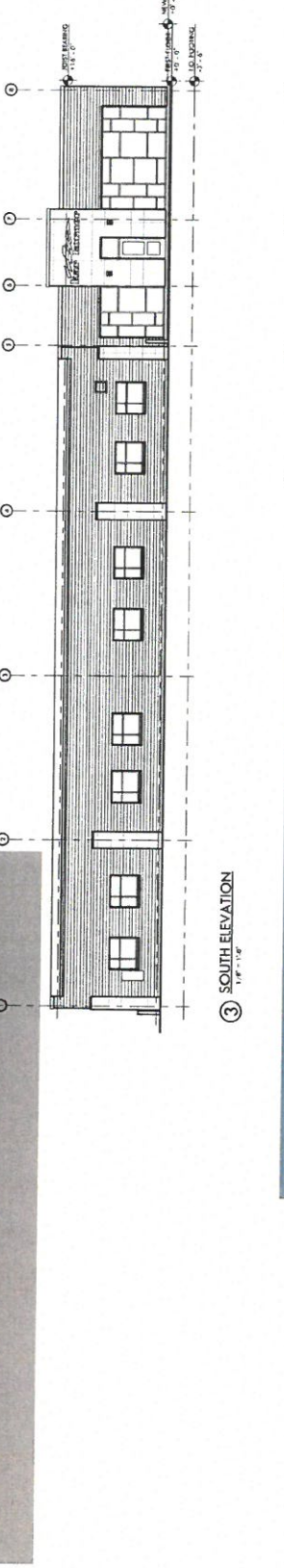





① NORTH ELEVATION
1/8" = 1'-0"




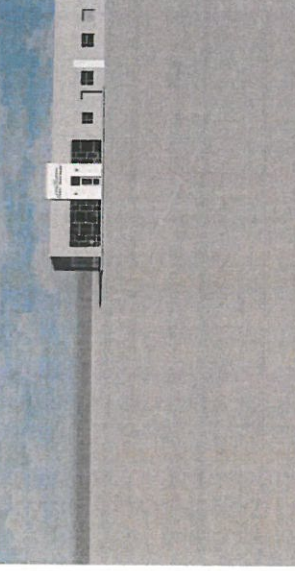


② EAST ELEVATION
1/8" = 1'-0"

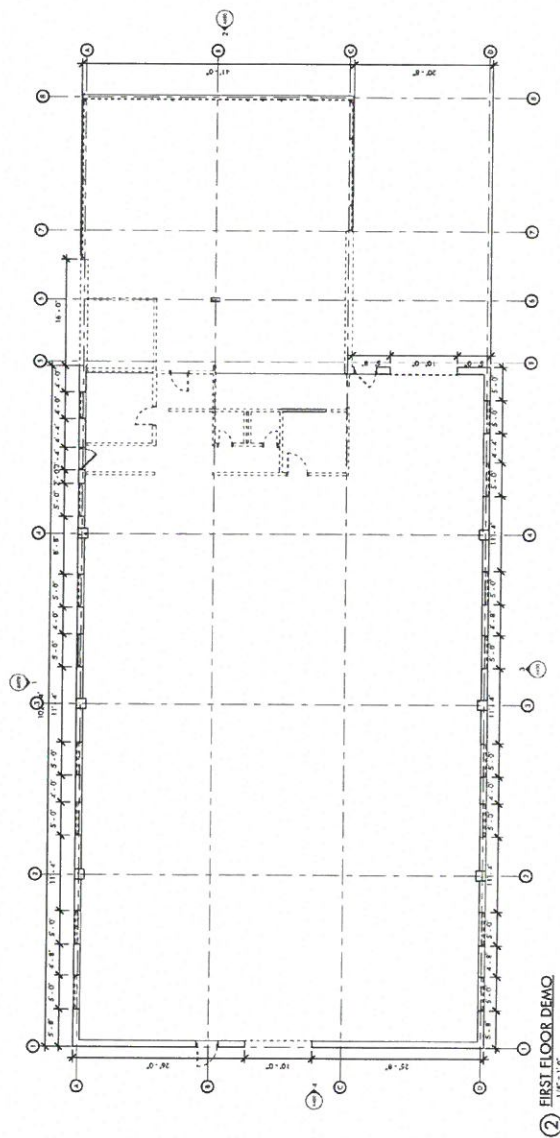
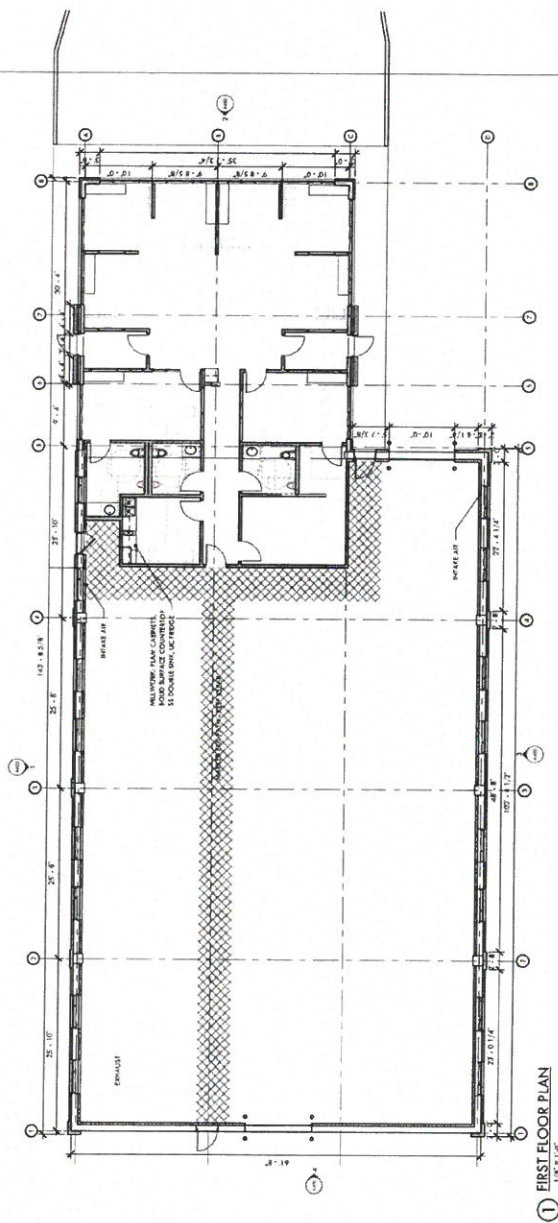


③ SOUTH ELEVATION
1/8" = 1'-0"



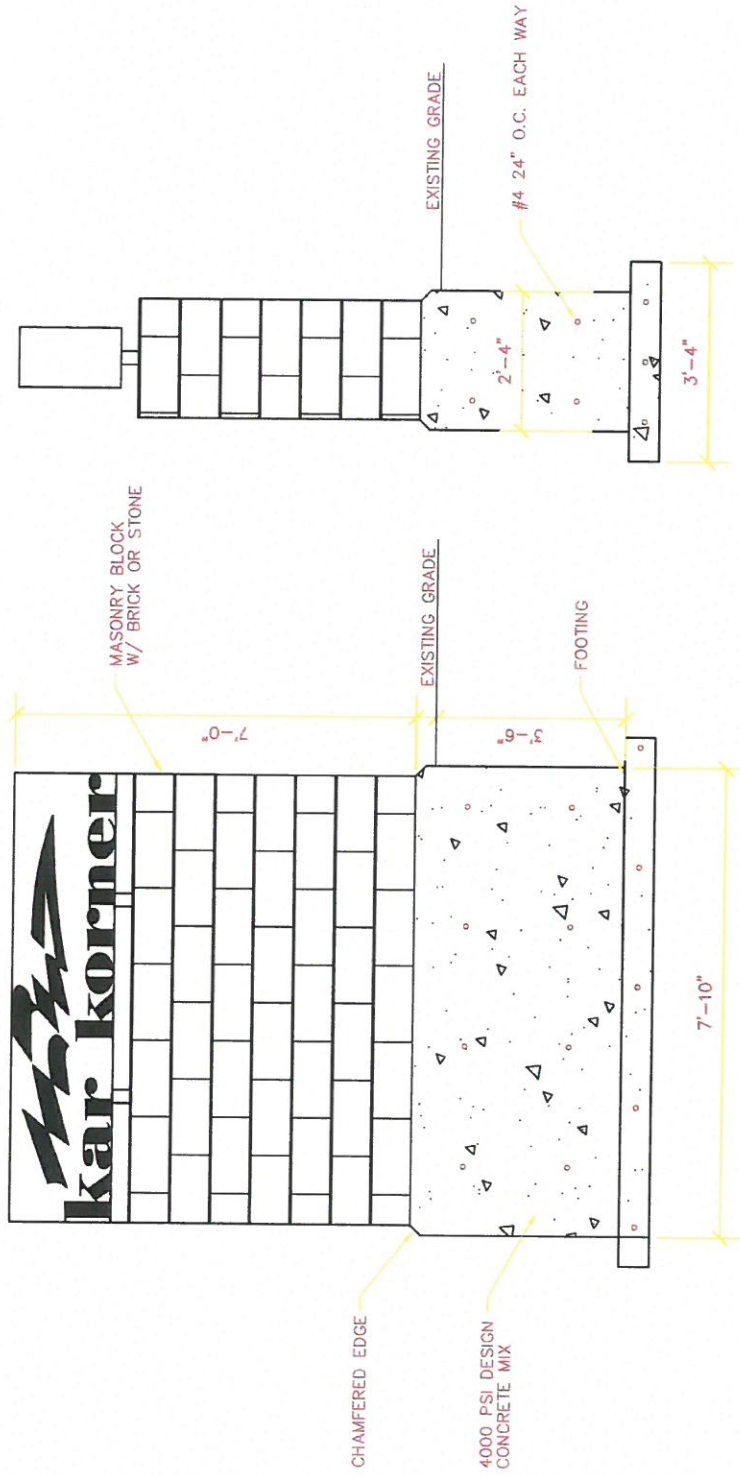
④ WEST ELEVATION
1/8" = 1'-0"



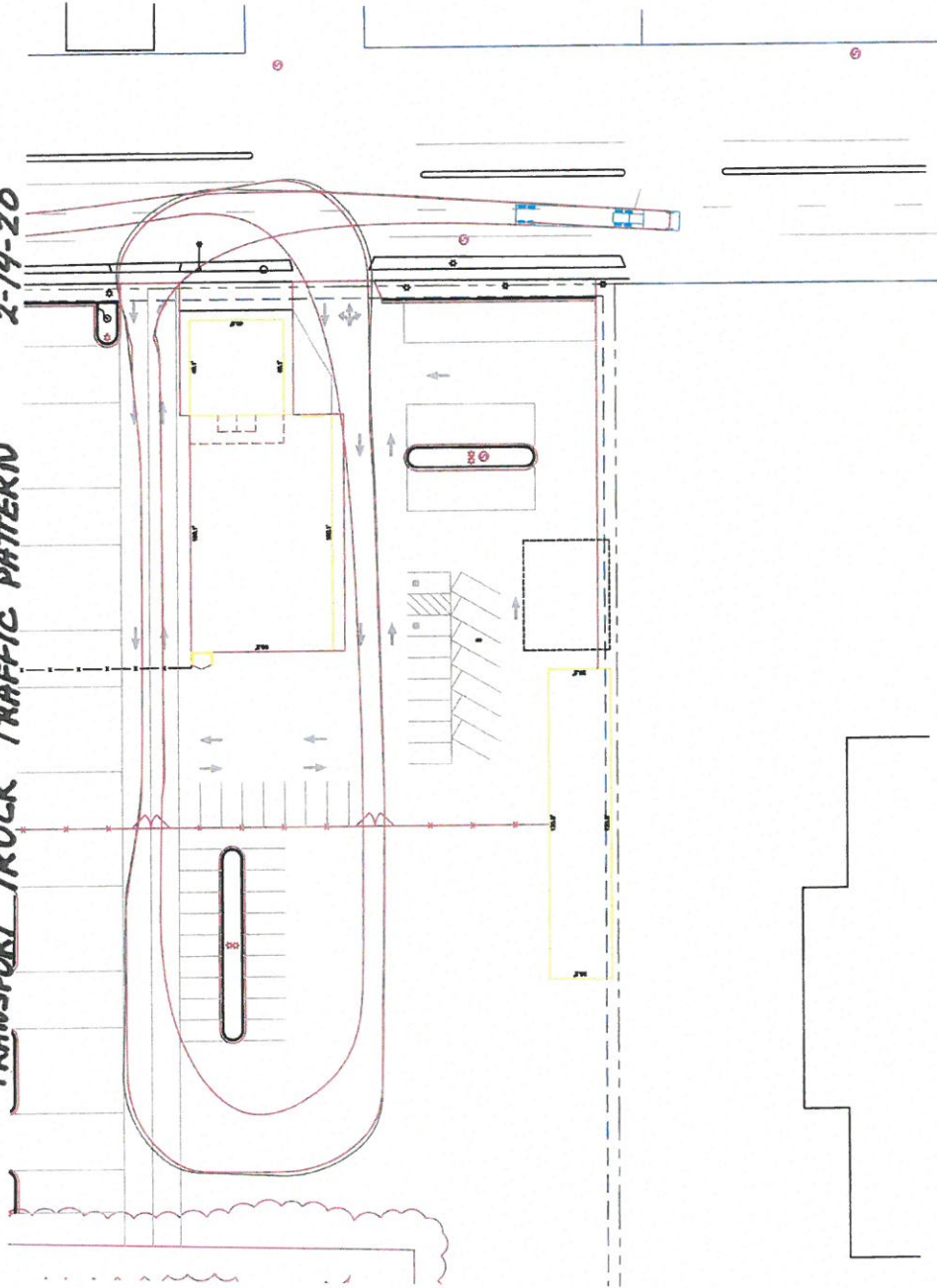




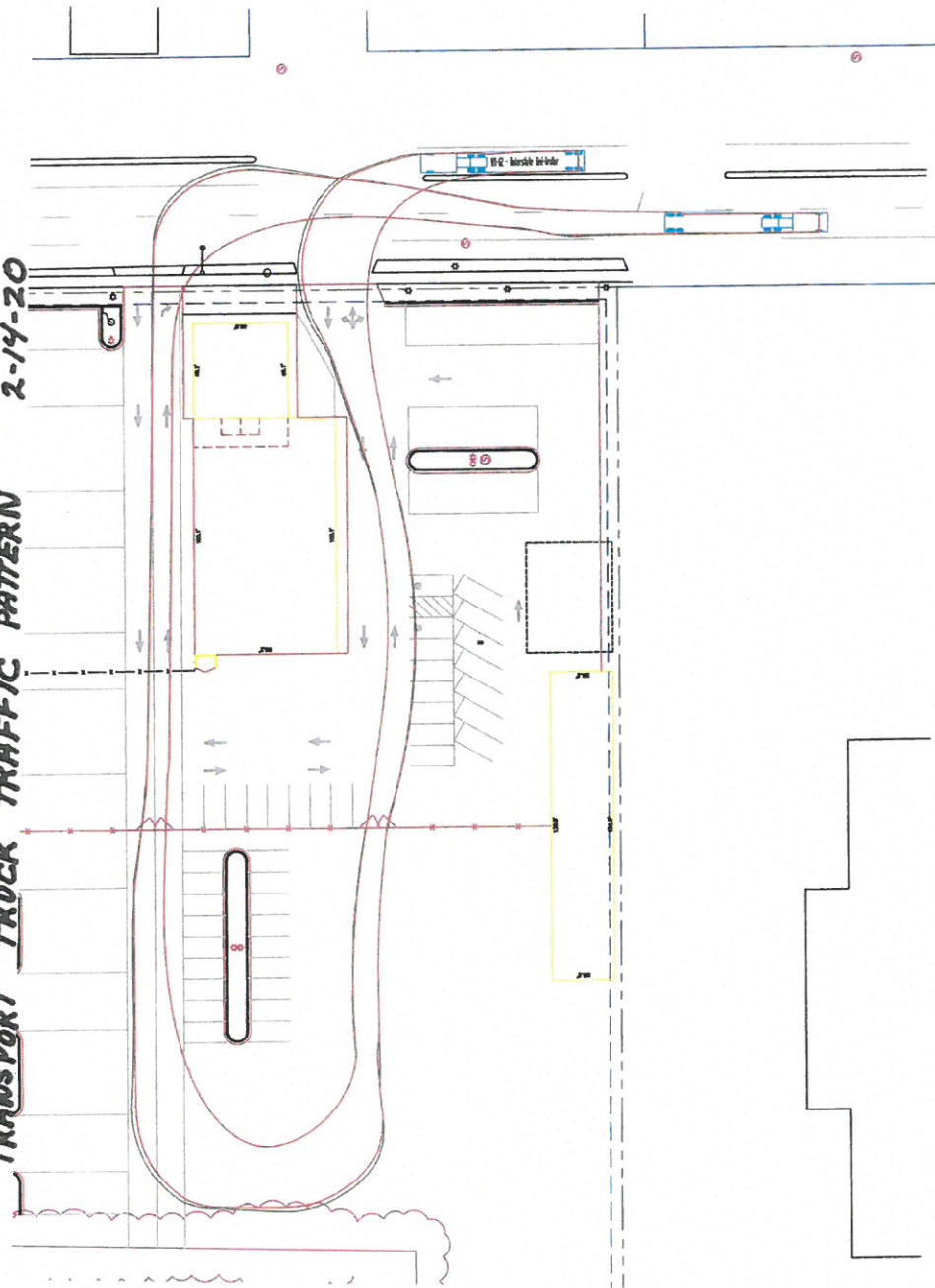


TRANSPORT TRUCK TRAFFIC PATTERN

2-14-20



TRANSPORT TRUCK TRAFFIC PATTERN 2-14-20



#	DATE	COMMENTS

Revisions

Drawn By: Alex Blevins

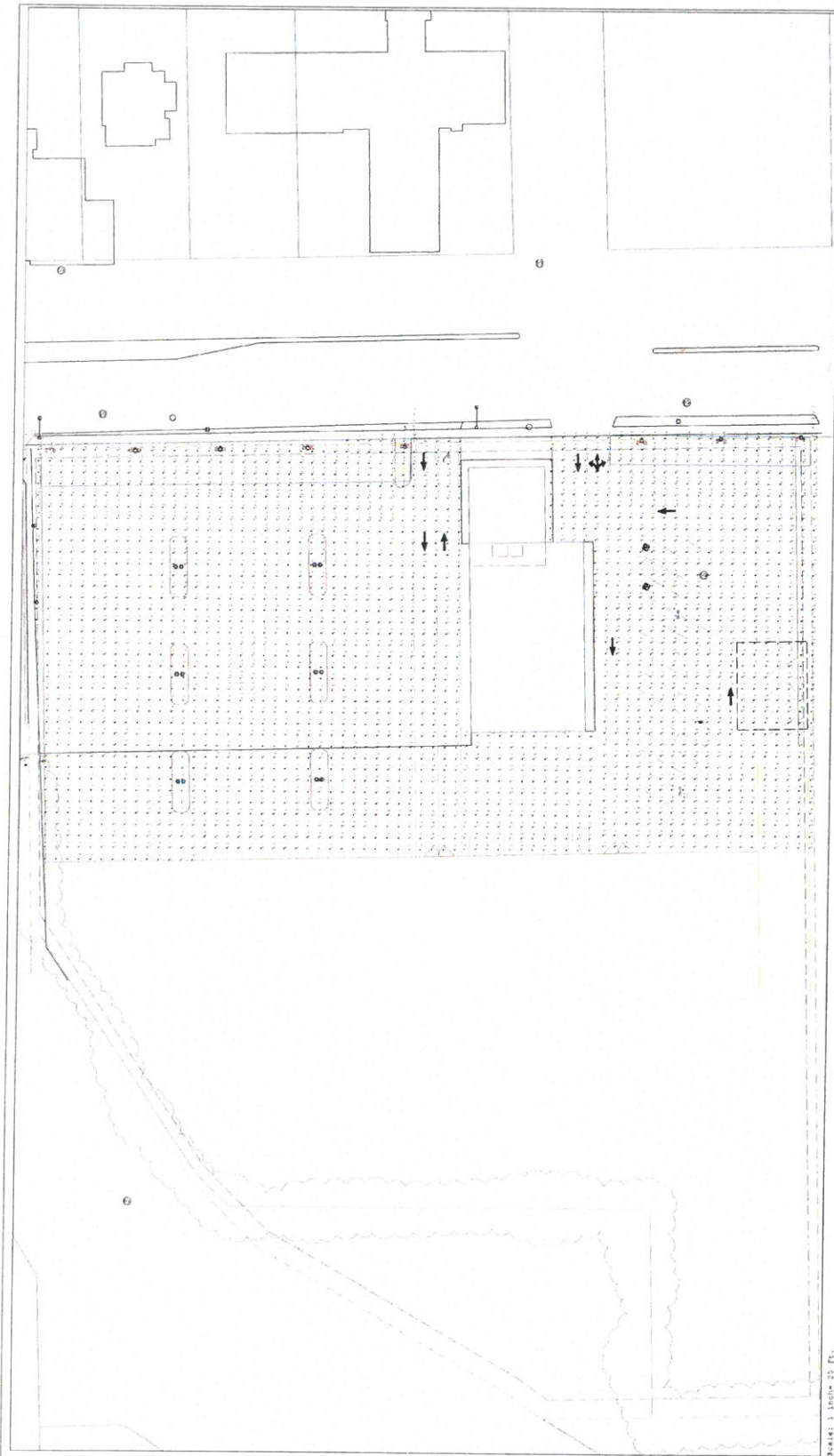
Checked By: []

Date: 10/22/2019

Scale: []

Stenstrom Construction

Kar Korner



Scale: 1 inch = 20 ft.

Calculation Summary

Label	Category	Unit	Avg	Max	Min	Avg/Min	Max/Min
Large Lot	Illuminance	fc	9.02	36.8	0.7	12.89	55.57
Small Lot	Illuminance	fc	2.35	7.0	0.2	7.83	23.23
Front Por 1	Illuminance	fc	7.22	41.0	0.5	14.41	82.00
Front Por 2	Illuminance	fc	25.71	36.8	8.5	3.24	4.32
			27.55	41.0	10.1	2.79	4.08

Notes: 1. All calculations are based on the assumption that the lighting fixtures are uniformly distributed across the area. 2. The calculations are based on the assumption that the lighting fixtures are uniformly distributed across the area. 3. The calculations are based on the assumption that the lighting fixtures are uniformly distributed across the area.

Symbol	Qty	Label	Arrangement	Description	Lum. Watts	Avg. Watts	Total Watts
	8	NOT SPECIFIED	8'x8' 2'x2'	NOT SPECIFIED	217.6	635.2	2481.6
	8	NOT SPECIFIED	8'x8' 2'x2'	NOT SPECIFIED	217.6	635.2	2481.6
	2	NOT SPECIFIED	2'x2' 2'x2'	NOT SPECIFIED	217.6	635.2	2481.6

Kar Korner

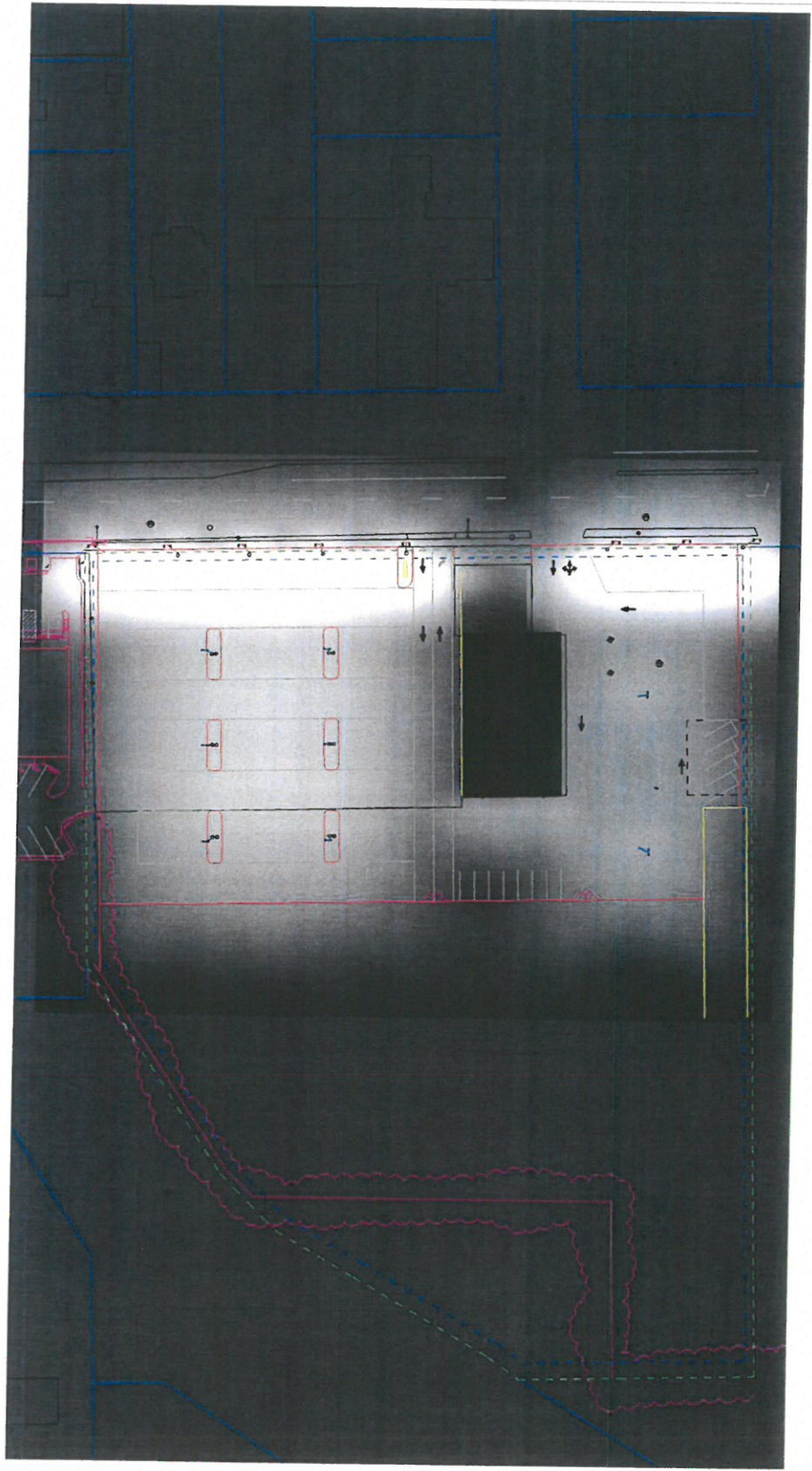
Stenstrom Construction

Scale:

Drawn By: Alec Beavers
Checked By:
Date: 10/22/2019

Revisions		
#	Date	Comments

MERTICAL
LIGHTING + CONTROLS



NOTES:
1. ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
2. ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC).
3. ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL WIRELESS COMMUNICATIONS REGULATIONS (IWCR).
4. ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE FEDERAL COMMUNICATIONS COMMISSION (FCC) REGULATIONS.
5. ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE RADIO INTERFERENCE AND RADIATION (RIR) REGULATIONS.
6. ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE RADIO FREQUENCY INTERFERENCE (RFI) REGULATIONS.
7. ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE RADIO FREQUENCY INTERFERENCE (RFI) REGULATIONS.
8. ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE RADIO FREQUENCY INTERFERENCE (RFI) REGULATIONS.
9. ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE RADIO FREQUENCY INTERFERENCE (RFI) REGULATIONS.
10. ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE RADIO FREQUENCY INTERFERENCE (RFI) REGULATIONS.

120

Text Amendment of the Loves Park Zoning Ordinance as follows:

Amend. Chapter 102, Article IX, Planned Developments, Section 102-337, North Second Street Overlay District, (c), (1) Permitted with a special use permit, as follows:

Add: (y) Automobile sales and services, new and used, on an open lot or within a building for dealers or dealerships that are 4 acres or more.

Amend. Chapter 102, Article IX, Planned Developments, Section 102-337, North Second Street Overlay District, (c), (2), Not permitted (the following are not permitted in the North Second Street Overlay District), as follows:

Amend: (q) Reserved.

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.

- 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.

- 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.

- 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: February 10, 2020

SUBJECT:	A Special Use Permit for a golf cart sales, and repair service, retail printing, with a small outside sales display area, and outside storage in the CR (Commercial Retail) Zoning District.
SYNOPSIS:	The owner of the property would like to establish a golf cart sales and repair establishment at this location. The business will have golf carts outside on display.
LOCATION:	4075 N. Mulford Road
COMPREHENSIVE PLAN:	The City's Comprehensive Plan identifies the property for the development of commercial retail uses.
ZONING DISTRICT:	<p>North R1(Single Family Residential) Zoning / Cellular site</p> <p>South CR (Commercial Retail)</p> <p>East R1 (Single Family Residential)</p> <p>West CR (Commercial Retail)</p>
PROPERTY INFORMATION AND RELEVANT FACTS:	<p>The property owner is requesting a Special Use Permit to operate a golf cart sales, repair, and print business with an interior showroom, and small outside display area. The business will also have an outside storage area for golf cart inventory that will be secured with a fence.</p> <p>The business is a full service golf cart shop. It will offer everything from sales, repair, and rental services to installing customized wraps featuring sports teams logos and other images on carts and vehicles. Wrapping is a secondary component to the business and is done primarily during the slower months.</p>
Landscaping:	No additional landscaping will be provided, however, some of the improvements will require existing landscaping to be removed or relocated. Any landscaping that is removed shall be replaced or relocated to other areas of the property. Staff can work with the owner to make these arrangements.
Access:	The site plan shows that there will be a secondary ingress/egress on the northern part of the parcel. The applicant will be required to work with Winnebago County to get approval for this access.
Parking:	The required parking for this establishment will be 20 parking stalls. The applicant will be providing 20 stalls.
Sign:	The freestanding at this location has not been utilized for over 4 years. The sign does not meet current City standards for signage. The new owner would like to continue to

use it in its present form. The sign is functional and as long as there are no additions to the sign other than refacing the sign with the new business name, and minor repairs as part of regular maintenance, the use should be allowed.

Outside/inside display
and storage area:

The applicant is requesting to have an outdoor golf cart display area in front of the building. The display area will be in front of the two overhead garage doors facing Mulford Road. The golf cart display area will be 11' x 45' or roughly 500 square feet. No other outside area will be used for golf cart displays. Golf carts will not be left outside over night. The carts will be secured in the building or in the area secured with a fence that will be utilized for outdoor storage. Inside of the building there will be an additional display area of about 1000 square feet for additional golf carts. The site plan shows that there will be a sizeable area outside area used for storage. The area will be secured with a black chain link fence. The outside storage shall be maintained in an orderly manner. Dismantled carts, or parts shall not be stored outside of the building.

The applicants business is retail. There are a variety of retail establishments located in this area. The use does not appear to be a detriment to area, nor does it appear to adversely impact property values in the zoning district. The establishment of the use in this area does not appear that it would impact future development for uses inherent in the zoning district.

RECOMMENDATION:

Approval - A Special Use Permit for a golf cart sales, and repair service, retail printing, with a small outside sales display area, and outside storage in the CR (Commercial Retail) Zoning District.

Conditions:

1. The Special Use Permit shall expire with the discontinuance of the golf cart establishment, or change in business ownership, or change in property ownership.
2. The Special Use permit shall be revoked with verified complaints from adjacent businesses, residents or local authorities.
3. Only golf carts shall only be on display in the area designated for golf cart display. No parking in the right-of-way, on the grass, or other areas shall be permitted for display. Trailers shall be stored behind the fence.
4. No exterior merchandise shall be on display outside of the building.
5. The owner shall work with Staff to coordinate replacement/relocation of existing landscaping if the improvements require replacement/relocation, before the business opens to the public.
6. The existing pylon sign shall be allowed to be refaced, with regular maintenance only. No further additions shall be permitted.
7. No banners, promotions, or manufacture displays shall be displayed on the fence.
8. A site obscured dumpster enclosure shall be installed on or before May 31, 2020. Efforts shall be coordinated with Staff.
9. There shall be no storage of the owner or employees personal vehicles, trailers, campers, rv's, or recreational aquatic items stored on the property.
10. All repair work and wrapping shall be performed inside of the building.

APPROVAL / DENIAL / TABLED

ATTACHMENTS:

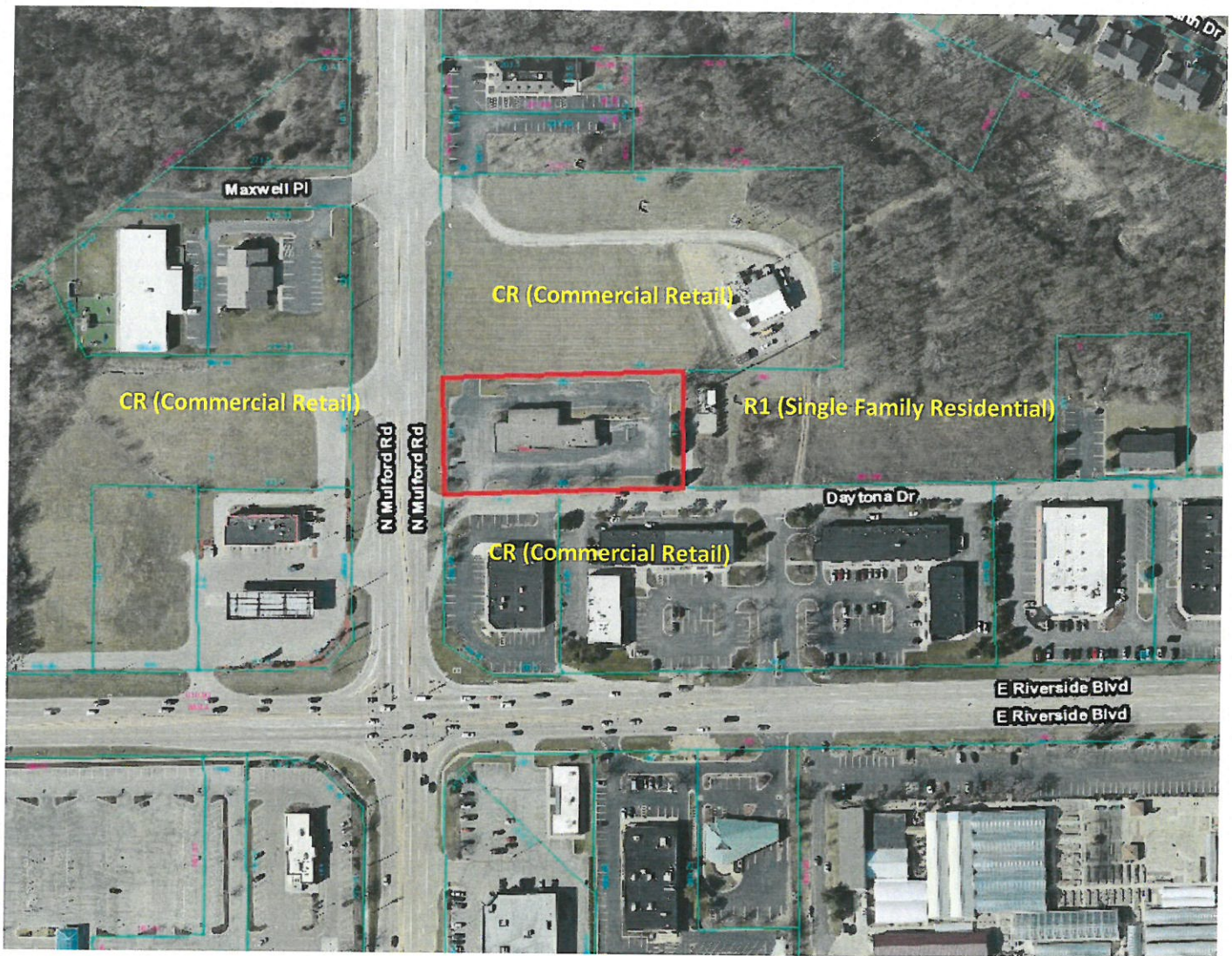
See attachments

**ZONING BOARD
RECOMMENDATIONS:**

Vote: _____

CONDITIONS:

**AUDIENCE
COMMENTS:**



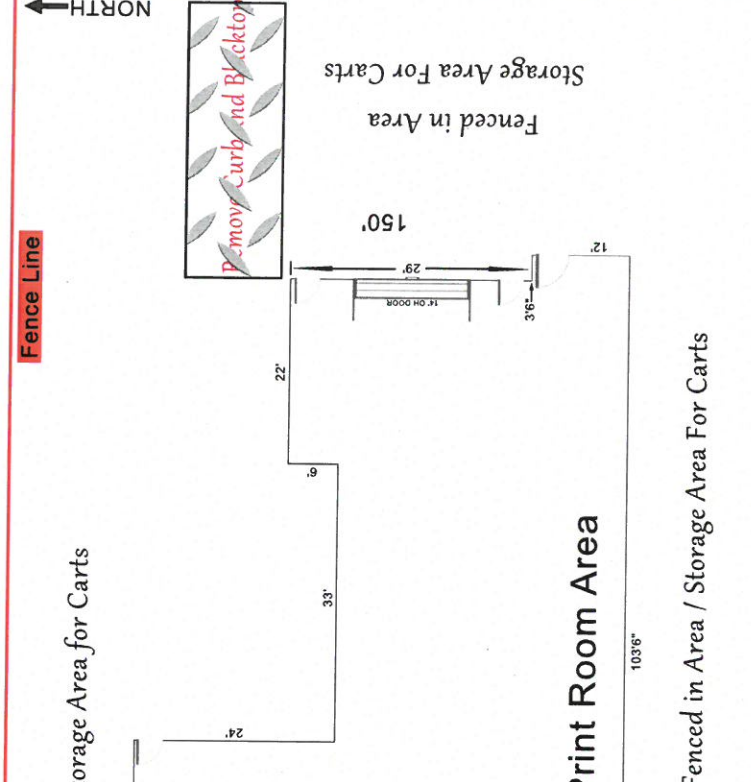
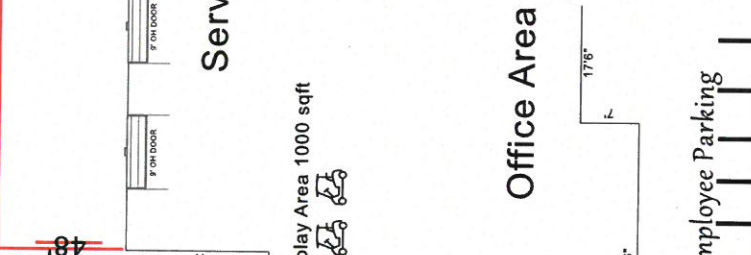
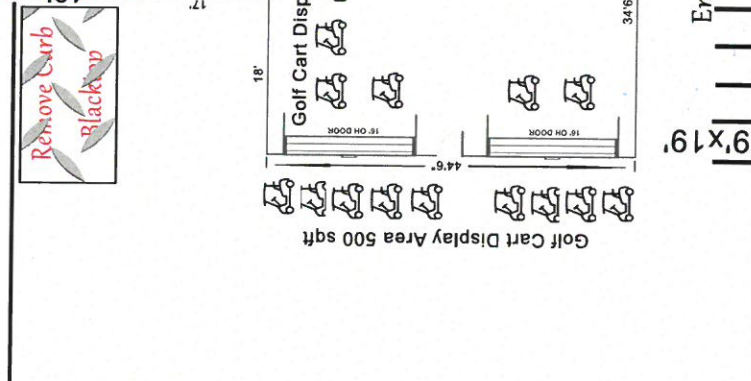
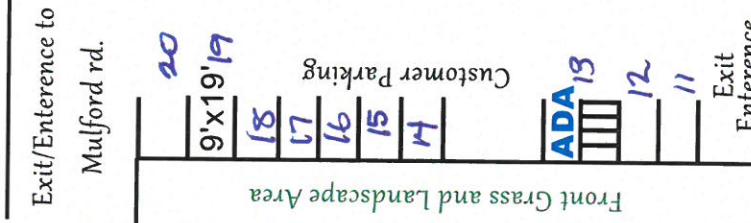
Parcel Number:	12-03-151-018
Zoning:	CR (Commercial Retail)
Property Address:	4075 N. Mulford Road
Property Owner:	FDW, LLC 4075 N. Mulford Road Loves Park, Illinois 61111
Applicant:	FDW, LLC & Players Golf Cars 4075 N. Mulford Road Loves Park, Illinois 61111

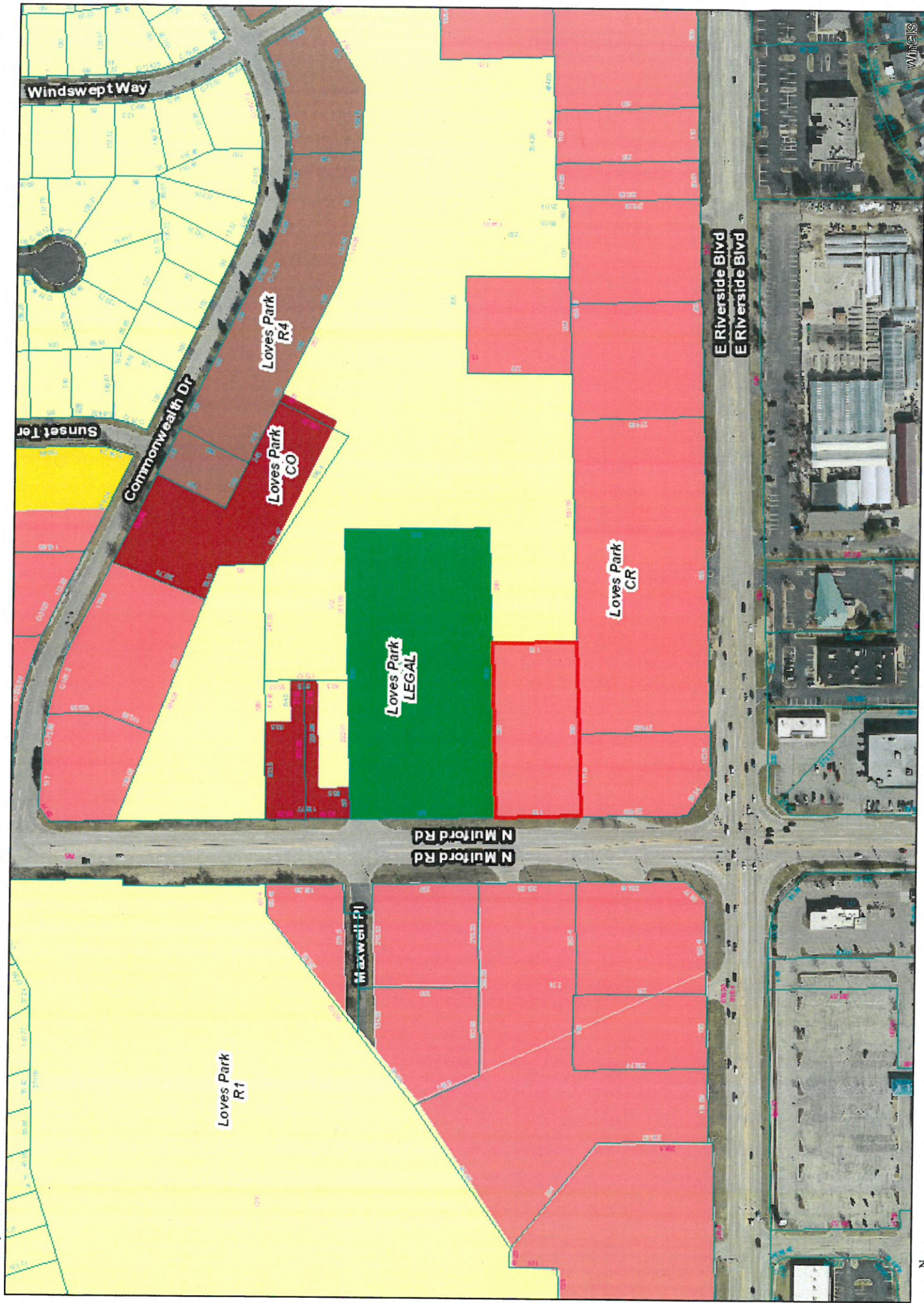






MULFORD RD





WIN GIS cannot and does not warrant the accuracy of:
property and boundary lines, dimensions of parcels and lots,
location of structures or improvements, and topographic or



0 262.5 525 Feet

SCALE: 1:3,087



Winnebago County Geographic Information System

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.

4075 N. Mulford Road

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: **4075 N. Mulford Road**

Chairman
Alise Howlett

Signature

Date