



**AGENDA**  
**LOVES PARK ZONING BOARD OF APPEALS**  
**March 18, 2021**

**CITY COUNCIL CHAMBERS**  
**100 HEART BOULEVARD**  
**5:30 P.M.**

1. Roll call and declaration of a quorum
2. Reading and approval of the minutes from the **February 18, 2021** meeting
3. Report from the Zoning Office - None
4. Unfinished business –
  - A. **5400 & 5312 N. SECOND STREET** – A Special Use Permit for a commercial vehicle sales establishment in the Commercial Retail and N. Second Street Overlay Districts.
5. New business –
  - A. **919 RIVER LANE** – A Special Use Permit for dog daycare, training, and grooming establishment in the IL (Light Industrial) Zoning District.
  - B. **6423 WINDSOR ROAD, 4557 MARSH HAWK DRIVE, 4503 MARSH HAWK DRIVE (08-34-452-017, 08-34-452-018, 08-34-452-019)** - A Zoning Map Amendment from the CR (Commercial Retail) Zoning District to the R2 (Two-family) Residential Zoning District.
  - C. **6423 WINDSOR ROAD, 4557 MARSH HAWK DRIVE, 4503 MARSH HAWK DRIVE (08-34-452-017, 08-34-452-018, 08-34-452-019)** - A Special Use Permit for a Planned Unit Development containing 9 duplexes and 4 single family dwellings in the R2 (Two-family) Residential Zoning District.
6. Public participation & comment –

*Anyone who wishes to speak regarding a petition shall contact the Zoning Officer 24 hours preceding the scheduled meeting.*
7. General discussion
8. Adjournment

Andrew Quintanilla  
Zoning Officer

*At this time, it is the intent to hold the Zoning Board of Appeals meeting in person, however, if further Covid mitigation restrictions are put in place, the meeting will be conducted as a virtual meeting viewable at [cityoflovespark.com](http://cityoflovespark.com) or the City's **Facebook** account.*

**MINUTES OF THE LOVES PARK ZONING BOARD OF APPEALS**  
**THURSDAY, FEBRUARY 18, 2021**  
**5:30 P.M.**  
**COUNCIL CHAMBERS**

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

MEMBERS PRESENT: ALISE HOWLETT, DENNIS HENDRICKS, LYNDI TOO HILL,  
CATHY NELSON  
BEN DANIELSON, MIKE OWENS

MEMBERS ABSENT: SHAWN NOVAK

OTHERS PRESENT: ANDREW QUINTANILLA – ZONING OFFICER

OTHERS ABSENT: ATTORNEY PHIL NICOLOSI  
SHEILA MILLS - SECRETARY

2. MINUTES

Mrs. Nelson moved to approve the minutes from the meeting held December 17, 2020.  
Second by Mr. Hendricks. Motion carried by voice vote.

3. ZONING OFFICE REPORT

None

4. UNFINISHED BUSINESS

- A. **507 BOYLSTON STREET – ZONING MAP AMENDMENT FROM THE CG ZONING DISTRICT TO THE R1 ZONING DISTRICT.** Appropriate notice has been given.

Angela Stedman, 507 Boylston Street, Loves Park, IL was sworn in as Petitioner and indicated that she is requesting a Zoning Map Amendment so that she can sell the property.

No objectors present.

Mrs. Howlett commented that a hardship exist with the current zoning.

Mr. Owens moved to approve a Zoning Map Amendment from the CG Zoning District to the R1 Zoning District for the property known as 507 Boylston Street. Second by Mrs. Toohill. The findings of the facts have been met and discussed in accordance with the zoning recommendations provided.

**MOTION APPROVED 5-0**

- B. 5400 & 5312 N. SECOND STREET – AN AMENDMENT TO A SPECIAL USE PERMIT FOR COMMERCIAL VEHICLE SALES IN THE CR AND N. SECOND STREET OVERLAY DISTRICTS.** Appropriate notice has been given.

Mr. Quintanilla indicated that the petitioner is not present and has requested that the petition be laid over to next month's meeting.

No objectors present.

Mr. Owens moved to lay over until next month's meeting, an amendment to a Special Use Permit for commercial vehicle sales in the CR and N. Second Street Overlay Districts for the property known as 5400 & 5312 N. Second Street. Second by Mr. Hendricks. The findings of the facts have been met and discussed in accordance with the zoning recommendations.

**MOTION APPROVED 5-0**

Items C and D were discussed together and voted on separately.

- C. TEXT AMENDMENT: 102-338, D) PERMITTED USES, 6) EAST RIVERSIDE FRONTAGE.**

Mr. Quintanilla indicated that both text amendments are related to the East Riverside Overlay District and will allow a use that requires a Special Use Permit to be allowed as a permitted use. Also amended is the development guidelines for exterior building materials in the overlay district.

No Objectors present.

Mr. Owens moved to approve the text amendment 102-338, D) Permitted Uses, 6) East Riverside Frontage. Second by Mr. Hendricks.

**MOTION APPROVED 5-0**

- D. TEXT AMENDMENT: 102-338, H) DEVELOPMENT GUIDELINES AND STANDARDS, 1) BUILDING DESIGN, A) EXTERIOR BUILDING MATERIALS.**

No Objectors present.

Mr. Quintanilla indicated that he is also requesting that a portion of Item D, Not approved exterior materials that are visible to the public right of way deleted.

Mr. Owens moved to approve a text amendment 102-338, H) Development Guidelines and Standards, 1) Building Design, A) Exterior Building Materials, with the addition of striking "Not approved exterior materials stucco and BIFS may not be used on first story 6-ft above grade of the building" from the ordinance. Second by Mrs. Toohill.

**MOTION APPROVED 5-0**

**5. NEW BUSINESS**

None

**6. PUBLIC PARTICIPATION AND COMMENT**



None

7. General Discussion

None

Mrs. Nelson moved that the meeting be adjourned. Second by Mrs. Hendricks. Motion carried by voice vote. The meeting adjourned at 5:55 p.m.

Sheila Mills, Secretary



## ZONING BOARD OF APPEALS

### Community Development Department

Date: March 2, 2021

<b>SUBJECT:</b>	A Special Use Permit for a dog daycare, training, and grooming establishment in the IL (Light Industrial) Zoning District.		
<b>LOCATION:</b>	919 River Lane		
<b>ZONING DISTRICT:</b>	North	IL (Light Industrial)	
	South	IL (Light Industrial)	
	East	IL (Light Industrial)	
	West	IL (Light Industrial)	
<b>RELEVANT PROPERTY INFORMATION:</b>	The applicant would like to establish a dog daycare, training, and grooming business at this location. The site historically provided light industrial uses.		
<b>Dumpster:</b>			
Required:	A dumpster or trash enclosure is required. It shall also screen the dumpster containers from public view.		
Provided:	No dumpster will be provided. The business will store trash inside of the building.		
<b>Landscaping:</b>			
Required:	Landscaping shall be made up of trees, shrubs, vines, and other live plants, and within an 8ft mounded landscape buffer on each frontage.		
Provided:	No landscaping will be provided as it would eliminate all of the parking in front of the building.		
	It would be appropriate for the owner to make some cosmetic exterior improvements to improve the aesthetics of the property, which will painting the structure and planters		
<b>Parking:</b>			
Required by code:	10 Parking stalls are required for employee and customer parking.		
Provided:	The front has 4 parking stalls, while the rear of the building can accommodate up to 12 parking cars. An ADA compliant stall is located at the secondary access behind the building.		
	The establishment of the special use will not be detrimental to the public health or adversely impact the area or land values. The use intended for this location is a low		

impact use and should not negatively impact the surrounding properties and future development. The use will generate additional traffic to the area, however, the area is already a medium / high traffic area with River Lane being a secondary road through the City carrying mixed use traffic. The traffic should not have an adverse impact to existing surrounding uses in this zoning district. The establishment maintains a steady stream of traffic throughout the day, and should not generate excessive traffic to the area than what already exists. The use should not have an adverse impact on the development for the area, nor should it diminish property land values. The use has already been permitted at this location with little to no incidence. Staff sees that establishing the use at this location does promote repurposing of older buildings for new uses, which can serve to facilitate property and district area improvements.

**Recommendation:** **Approval** - A Special Use Permit for a dog training, grooming, and daycare establishment in the IL (Light Industrial) Zoning District.

**Conditions:**

1. The Special Use Permit expires with the discontinuance of the use of the dog daycare, training, and grooming establishment.
2. The Special Use Permit shall be renewed 1 year from the date of approval.
3. Dog grooming shall not be permitted until the business owner or property owner has brought the building up to code for the use, and all inspections have been approved.
4. 3 planters filled with live plants shall be placed, and maintained, on the private sidewalk in front of the business. The front half of the building shall be painted.

**ATTACHMENTS:** See attachments

**ZONING BOARD  
RECOMMENDATIONS**

**VOTE:**

**APPROVAL:**

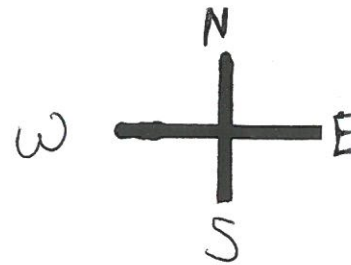
**DENIAL:**

**TABLED:**

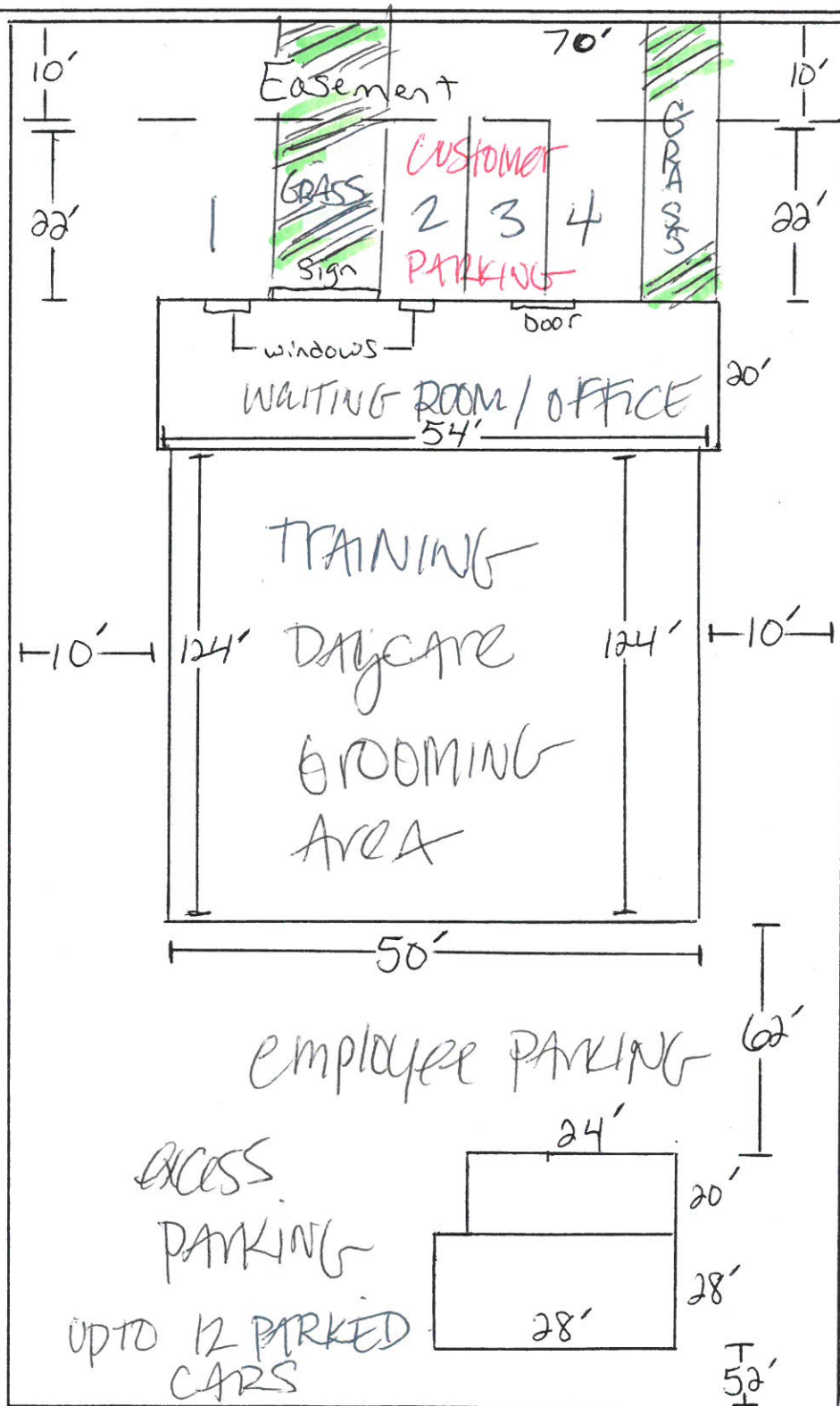
**CONDITIONS:**

**AUDIENCE  
COMMENTS:**

Walker Avenue



River Lane



*[Signature]*  
3/1/21





WinGIS 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 geologic features on the land. Only on-site verification or field surveys by a licensed professional land surveyor can provide such accuracy.

0 155 310 Feet

SCALE: 1:1,887





## ZONING BOARD OF APPEALS

### Community Development Department

Date: February 25, 2021

<b>SUBJECT:</b>	A Zoning Map Amendment from the CR (Commercial Retail) Zoning District to the R2 (Two-family Residential) Zoning District.  A Special Use Permit for a Planned Unit Development for duplex and single family dwellings in the R2 (Two-family Residential) Zoning District.		
<b>LOCATION:</b>	Windsor Road / Perryville Road / Broadcast Parkway vicinity Parcels: 08-34-452-017, 08-34-452-018, and 08-34-452-019		
<b>ZONING DISTRICT:</b>	North	R1 (Single Family Residential), CR (Commercial Retail), and IL_CR (Light Industrial_Commercial Retail)	
	South	CR (Commercial Retail), R3 (Multi-family Residential) and R3A (Four-family Residential)	
	East	IL_CR (Light Industrial_Commercial Retail)	
	West	R3 (Multi-family Residential) and R3A (Four-family Residential)	
<b>RELEVANT PROPERTY INFORMATION:</b>	The developer is requesting that these three parcels be rezoned to R2 so that he may develop the land for residential dwellings.		
<b>ZMA:</b>	All three parcels are commercial retail, and have not been developed for this purpose since they were annexed into the City of Loves Park.		
<b>Required:</b>	Lot size - 8,800 square feet Lot area per unit - 4,400 per each dwelling Lot width - 80 feet at BSL Building setback - 30 feet		
<b>Provided:</b>	Parcel 08-34-452-017 Lot size - 98,321 square feet Lot area per unit - 12,290.12 per each dwelling Lot width - greater than 80 feet at BSL Building setback - 25 feet  Parcel 08-34-452-018 Lot size - 77,898 square feet Lot area per unit - 9,737 per each dwelling Lot width - greater than 80 feet at BSL Building setback - 25 feet		



Parcel 08-34-452-019  
Lot size - 61,297 square feet  
Lot area per unit - 10,216 per each dwelling  
Lot width - greater than 80 feet at BSL  
Building setback - 22 feet

**Dumpster:**

Required:

Dumpsters and enclosures are required for this type of residential development.

Provided:

Dumpsters and enclosures will not be provided. All tenants of the dwellings will use regular trash pick-up with the City's waste pick-up provider.

**Landscaping:**

Required:

A landscape plan providing a varied mixed of plants and trees is required for this development. It should include trees, shrubs, vines, or other live plants to provide screening, green space and privacy.

Provided:

The development will provide a mixed variety of low lying shrubs, plants and trees around the units, around the subdivision monument signs, throughout the development, and a privacy tree lined berm that spans the entire Perryville Road frontage.

**Neighborhood  
Identification:**

Required:

Subdivisions are identified when neighborhood developments are established. The development will eventually be identified by name. There is not a code requirement requiring subdivision identification at entryways into developments.

Provided:

The developer will provide a subdivision monument sign on Perryville Road, and at the intersection of Marsh Hawk Drive and Perry Ridge Lane. The owner is requesting that the subdivision sign on Perryville Road be allowed to include some language referencing vacancies and a contact phone number.

**Sidewalks:**

Required:

Sidewalks are required with all residential development.

Provided:

A sidewalk will be provided in the right-of-way on Windsor Road that will connect with the pedestrian crosswalk on Perryville Road. A sidewalk will be provided across the Hilltop Road entrance and on the northeastern side of the development at Marsh Hawk Drive and Perry Ridge Lane.

**Setbacks:**

Required:

The required building setback is 30 feet.

Provided:

The development has two different setbacks of 25 feet and 22 feet along the westerly portion of the development.

The setbacks on the westerly portion of the development are the result of the 60 foot building setback on the Perryville Road frontage. The parcels are irregular lots for this residential development.

The proposed amendment would not interfere with the comprehensive plan development for this area. The residential development will complement existing and future commercial development. The development would not restrict or create an incompatible use that would compete with existing or future uses within the zoning district. Residential developments can often border, flank or surround commercial uses in commercial districts. The zoning change will establish new residential guidelines for development, which will both adhere to residential development standards, as well as, standards established with the special use. The residential dwellings will not promote overcrowding of the land and not adversely impact the zoning district. Each parcel is sufficient in size to accommodate the structures proposed. The development will not pose a risk to any person of negatively affect existing development in adjacent existent development. The development is a complimentary uses bordering other uses already established in the area.

The establishment of the special use should not be detrimental or negatively impact the general welfare of the public in this area. The use establishes low impact residential living in an area with like development. The establishment of the use should not have an adverse impact to surrounding and existing uses already permitted in the zoning district. The development for this area is for multi-family residential, so it aligns with established uses. Adequate ingress/egress is provided for the development. All the necessary roads, utilities, and drainage will be provided as part of the approval, and must meet all City standards for this type of development.

**Recommendation:** **Approval** - A Zoning Map Amendment from the CR (Commercial Retail) Zoning District to the R2 (Two-family Residential) Zoning District.  
Parcels: 08-34-452-017, 08-34-452-018, and 08-34-452-019

**Recommendation:** **Approval** - A Special Use Permit for a Planned Unit Development in the R2 (Two-family Residential) Zoning District.  
Parcels: 08-34-452-017, 08-34-452-018, and 08-34-452-019

**Conditions:**

1. All dwellings shall be constructed using some combination of brick, stone masonry, and siding.
2. A monument subdivision sign shall be placed at the northeast corner of Marsh Hawk Drive and Perry Ridge Lane. A single subdivision monument sign, allowing vacancy notification and contact number, shall be permitted along Perryville Road within the building setback. Neither sign shall include any LED, or other electronic capabilities. The subdivision signs shall include landscaping, and not be more than 5 feet in height. Signs shall be approved by City Staff before installation.
3. The maintenance of the exterior of the dwellings, landscaping, and land for this Planned Unit Development shall be the responsibility of the land owner.
4. Any changes to the site plan, as presented, shall not affect the character of the development. All changes shall require approval by the City's Zoning Officer as part of an administrative review.
5. The developer shall provide a concrete sidewalk connection along Windsor Road that connects to the existing crosswalk on Perryville Road, a sidewalk along

the eastern side of Marsh Hawk Drive, and a sidewalk across the Hilltop Drive frontage.

6. The 25 foot and 22 foot building setbacks, as presented, for the westerly portion of the development shall be acceptable.

**ATTACHMENTS:**

**ZONING BOARD  
RECOMMENDATIONS**

See attachments

**VOTE:**

**APPROVAL:**

**DENIAL:**

**TABLED:**

**CONDITIONS:**

**AUDIENCE  
COMMENTS:**

**EXHIBIT FOR PROPOSED  
PRECISE PLAN DEVELOPMENT**

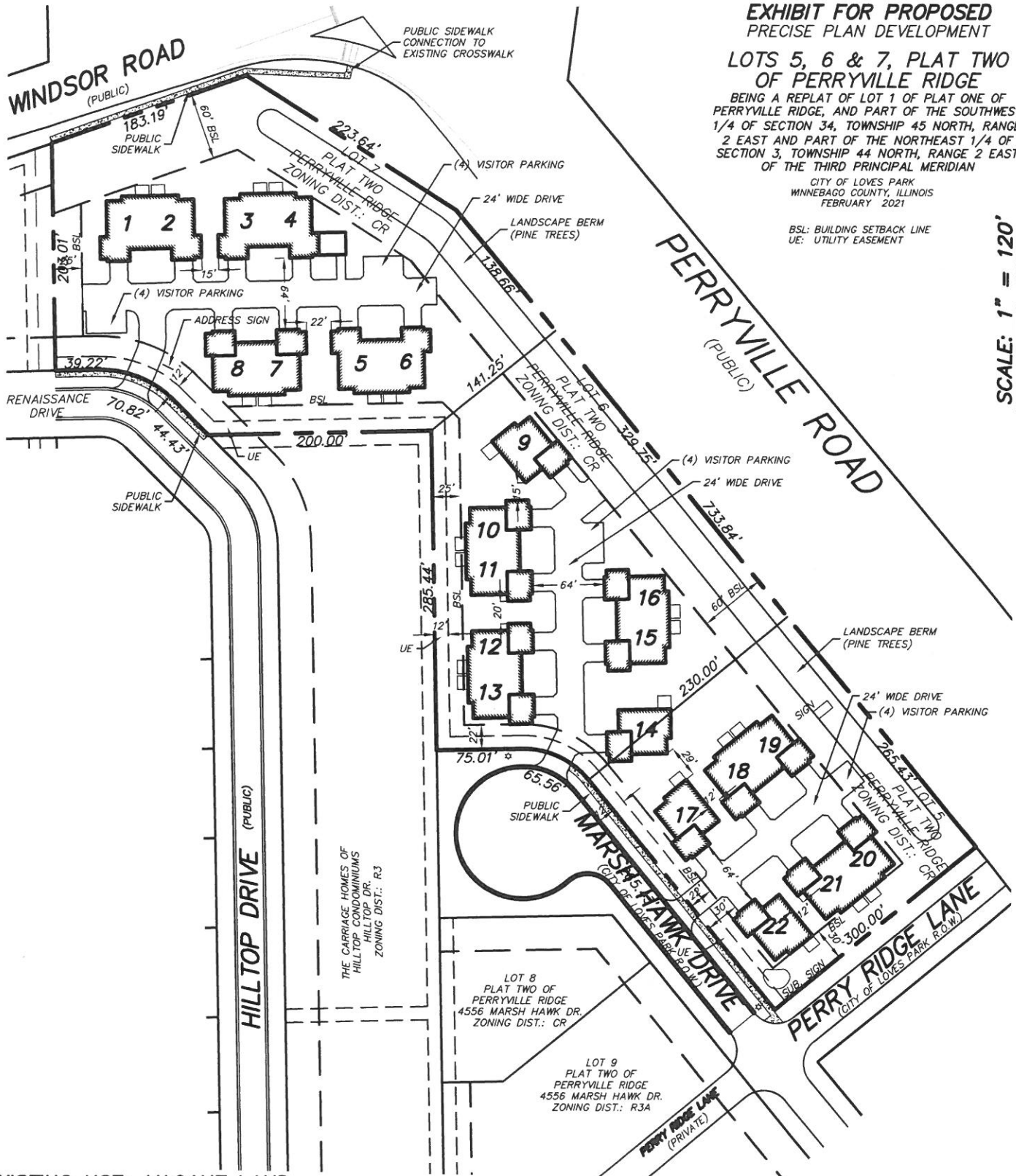
**LOTS 5, 6 & 7, PLAT TWO  
OF PERRYVILLE RIDGE**

BEING A REPLAT OF LOT 1 OF PLAT ONE OF  
PERRYVILLE RIDGE, AND PART OF THE SOUTHWEST  
1/4 OF SECTION 34, TOWNSHIP 45 NORTH, RANGE  
2 EAST AND PART OF THE NORTHEAST 1/4 OF  
SECTION 3, TOWNSHIP 44 NORTH, RANGE 2 EAST  
OF THE THIRD PRINCIPAL MERIDIAN

CITY OF LOVES PARK  
WINNEBAGO COUNTY, ILLINOIS  
FEBRUARY 2021

BSL: BUILDING SETBACK LINE  
UE: UTILITY EASEMENT

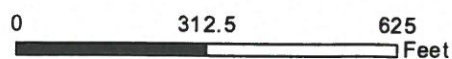
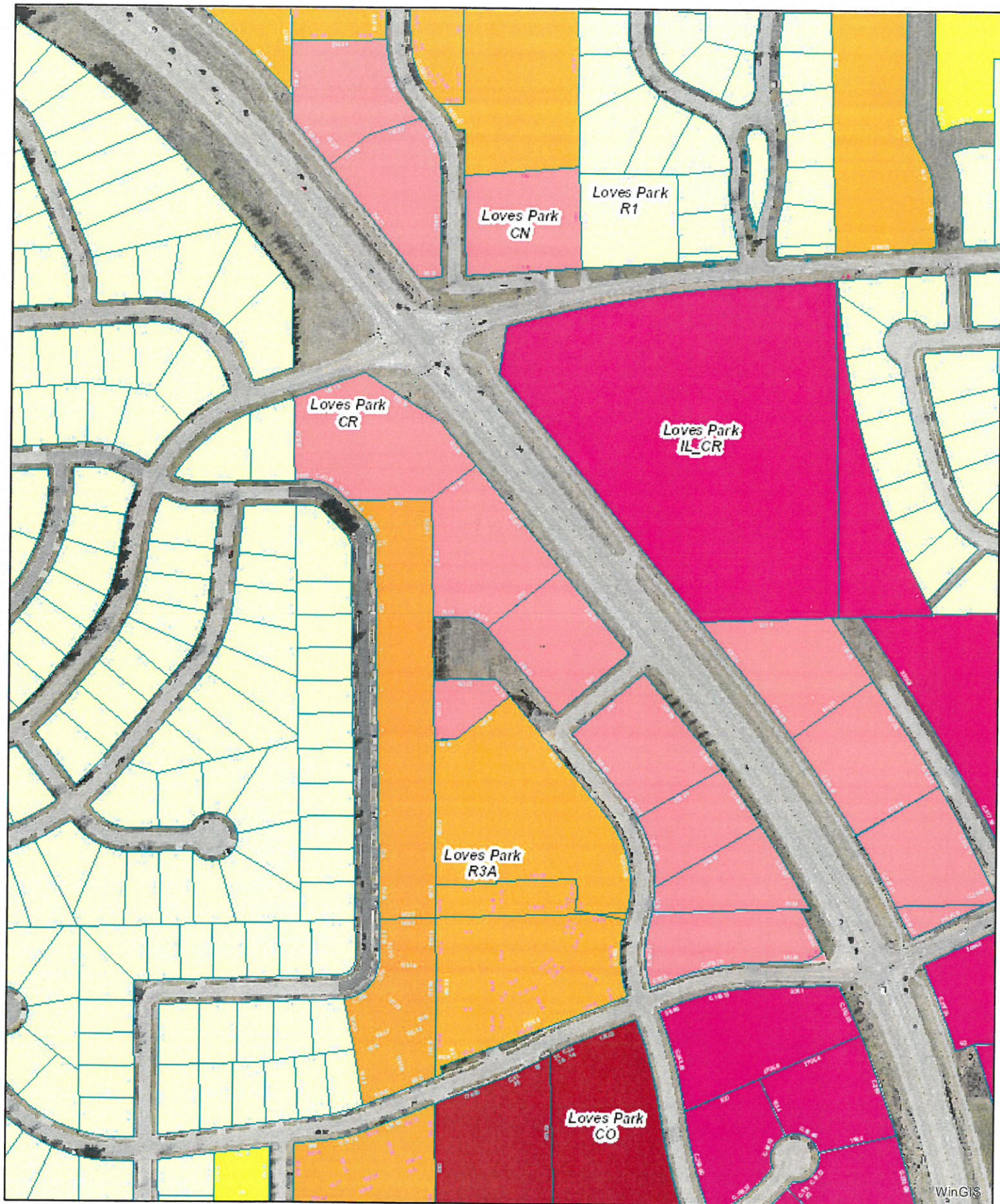
SCALE: 1" = 120'



**EXISTING USE: VACANT LAND**  
**EXISTING ZONING: CR – PROPOSED ZONING: R2**  
**AREA: 5.51 ACRES**  
**9 DUPLEX RENTAL BUILDINGS: 18**  
**4 SINGLE RENTAL BUILDINGS: 4**  
**TOTAL UNITS: 22**  
**VISITOR PARKING SPACES: 14**  
**ALL PAVEMENT: HOT MIX ASPHALT**  
**PUBLIC IMPROVEMENTS: MARSH HAWK DRIVE TO BE**  
**CONSTRUCTED PER CITY REQUIREMENTS**

PREPARED BY:  
**R.K. JOHNSON & ASSOCIATES, INC.**  
 CONSULTING CIVIL ENGINEERS - LAND SURVEYORS  
 1515 WINDSOR ROAD LOVES PARK, ILLINOIS 61111  
 (815) 633-5097 (815) 633 4593 FAX  
 www.rkjohnsonassociates.com  
 ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-004994  
 FEBRUARY 12, 2021 JOB NO. 17590  
 PREPARED FOR: DARWIN PROPERTIES

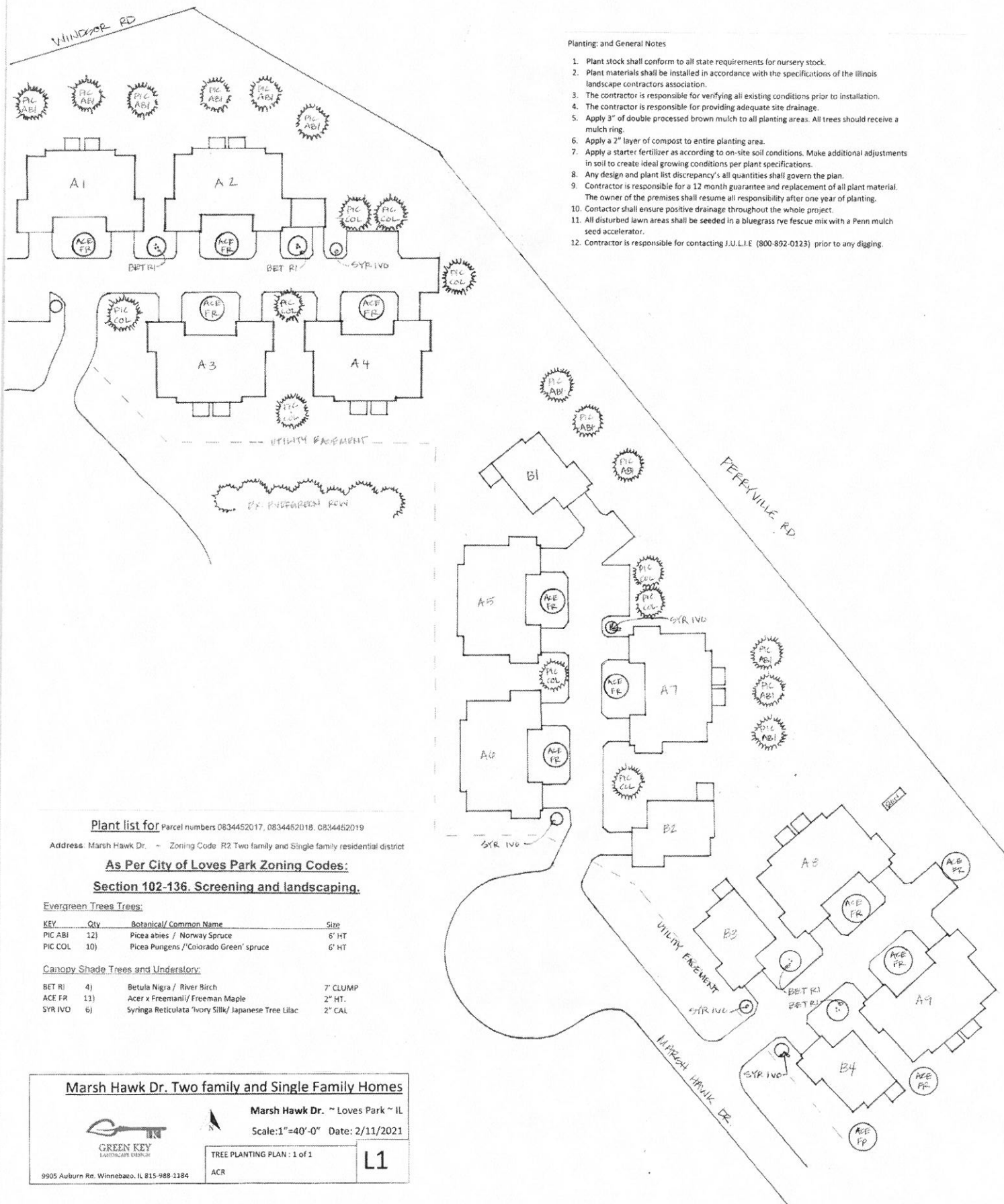




SCALE: 1:3,774

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9905 Auburn Rd. Winnebago, IL 61110-988-1184

Foundation Landscape Plans Drawn by: ACR  
9 Duplex buildings & 4 Single units

L2

## Plant list for Single Family Unit x 4 UNITS

Quantity	Common Name	Botanical Name	Size	Notes
8	Judd Viburnum	Viburnum Juddii	5 gal	
12	Knock out rose	Rosa	3 gal	
12	Dense Yew	Taxus densiformis	5 gal	
28	Little Princess spirea	Spiraea japonica	3 gal	

## Perennials

28	Feather reed grass	Calamagrostis acutiflora	1 gal	
60	Stella D' Oro	Hemerocallis	1 gal	

## Material list

Hard wood bark mulch	Cuyds
Organic Compost	Cuyds

2) FEATHER REED GRASS

1) JUDD VIBURNUM

3) DENSE YEW

7) STELLA D'ORO DAYLILY

8) KNOCK OUT ROSE

4) LITTLE PRINCESS SPIREA

4) FEATHER REED GRASS

1) JUDD VIBURNUM

8) STELLA D'ORO DAYLILY

3) LITTLE PRINCESS SPIREA

## Plant list for Two Family Unit x 9 UNITS

Quantity	Common Name	Botanical Name	Size	Notes
18	Judd Viburnum	Viburnum Juddii	5 gal	
54	Dense Yew	Taxus densiformis	5 gal	
81	Little Princess spirea	Spiraea japonica	3 gal	
36	Annabelle Hydrangea	Hydrangea arborescense	5 gal	

## Perennials

99	Feather reed grass	Calamagrostis acutiflora	1 gal	
180	Walkers low catmint	Nepeta x fassenii	1 gal	
360	Stella D' Oro	Hemerocallis	qt	

## Material list

Hard wood bark mulch	Cuyds
Organic Compost	Cuyds

4) FEATHER REED GRASS

1) JUDD VIBURNUM

8) STELLA D'ORO DAYLILY

3) LITTLE PRINCESS SPIREA

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3) DENSE YEW

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12) STELLA D'ORO DAYLILY

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3) DENSE YEW

10) WALKERS LOW CATMINT

3) ANNABELLE HYDRANGEA

3) FEATHER REED GRASS

(SEE L1 FOR TREE PLACEMENT)

WINDSOR ROAD  
(PUBLIC)

PUBLIC SIDEWALK  
CONNECTION TO  
EXISTING CROSSWALK

# EXHIBIT FOR PROPOSED PRECISE PLAN DEVELOPMENT

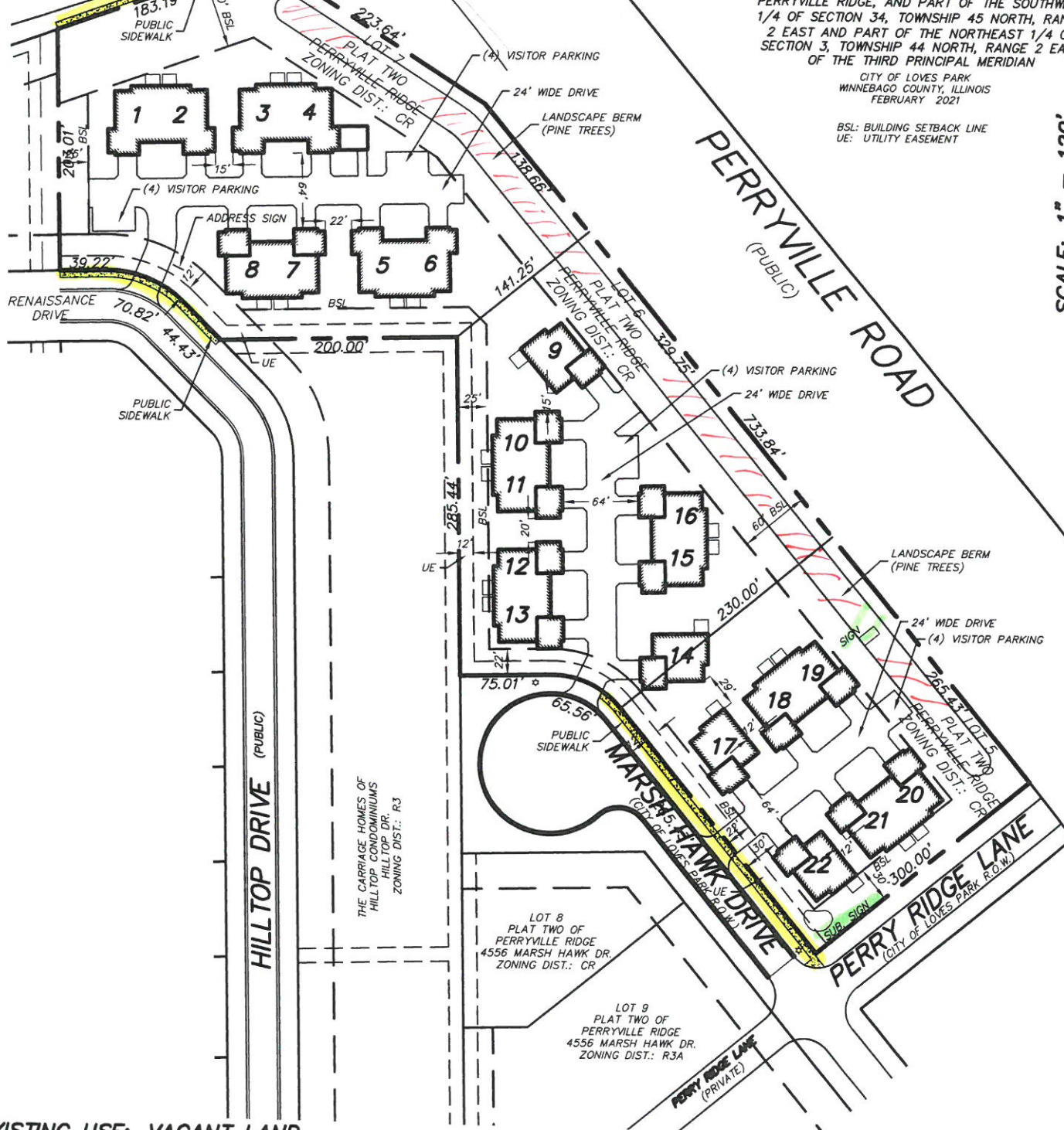
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CITY OF LOVES PARK  
MINNEBAGO COUNTY, ILLINOIS  
FEBRUARY 2021

BSL: BUILDING SETBACK LINE  
UE: UTILITY EASEMENT

SCALE: 1" = 120'



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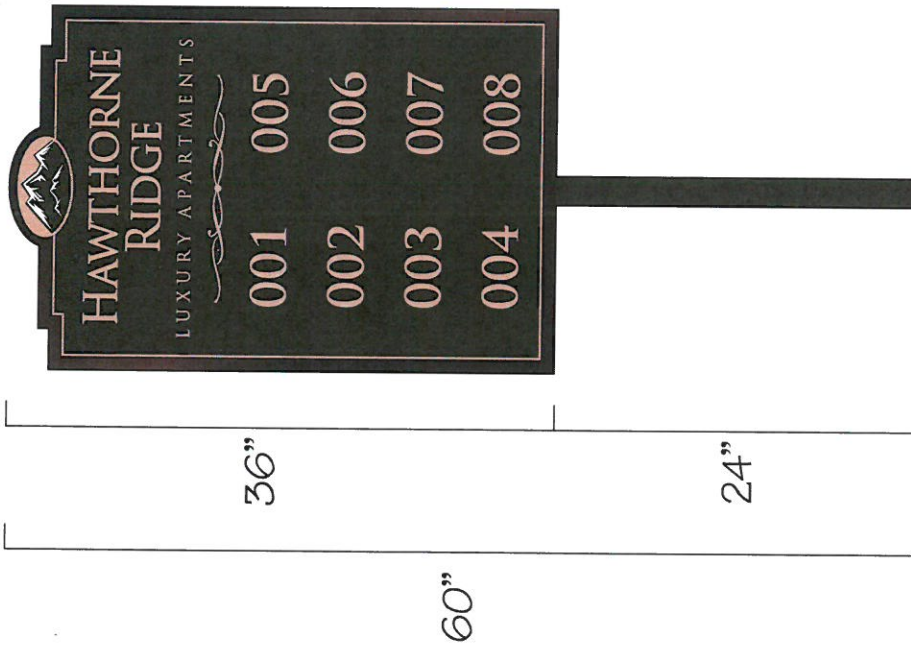
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www.rkjohnsonassociates.com  
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-004994  
FEBRUARY 12, 2021 JOB NO. 17590  
PREPARED FOR: DARWIN PROPERTIES







24"



ROCKFORD  
BELVIDERE  
PH: 282-4141  
FAX: 282-4157

SCALE

3/10/21

Notes:

Hawthorne Ridge

36" x 24" Unit Numbers Sign  
(5' Overall Height)

Page 3 of 3

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ROCKFORD  
BELVIDERE  
PH: 282-4141  
FAX: 282-4157

SCALE

3/10/21

Notes:

Hawthorne Ridge

30" x 72" ID / Subdivision Sign  
(4' Overall Height)

Page 1 of 3

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**IMAGE SIGNS**

ROCKFORD  
BELVIDERE  
PH: 282-4141  
FAX: 282-4157

3/10/21

SCALE

Notes: Hawthorne Ridge

30" x 72" ID / Perryville Sign  
(5' Overall Height)  
Page 2 of 3

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**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 considered before a petition for a map amendment 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: 08-34-452-017, 08-34-452-018, and 08-34-452-019**

ZBA

- 1 \_\_\_\_\_ The proposed amendment would not interfere with the policies and proposals of the city area comprehensive plan adopted by the city council.

Reason:

- 2 \_\_\_\_\_ The proposed amendment would be consistent with the framework the city has cultivated to continue city development in a very orderly manner.

Reason:

- 3 \_\_\_\_\_ The proposed amendment would not permit uses, buildings, or structures incompatible with the character of development or intended uses within specified zoning districts.

Reason:

- 4 \_\_\_\_\_ Any additions, alterations, or remodeling of existing buildings or structures would not be modeled in such a way as to avoid the restrictions and limitations imposed on the ordinance.

Reason:

- 5 \_\_\_\_\_ The proposed amendment would not promote the overcrowding of land and undue construction of structure.

Reason:

- 6 \_\_\_\_\_ The public health, safety, morals, comfort, peace, and general welfare of the people would be promoted as a result of the proposed amendment.

Reason:

- 7 \_\_\_\_\_ The risk of bodily harm to a person or damage to personal property or chattels by fire, explosion, toxic fumes and other hazards would not become more likely as a result of the proposed amendment.

Reason:

- 8 \_\_\_\_\_ The proposed amendment would not encourage the prevention of incompatible uses or nuisances.

Reason:

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

These findings have been adopted as the official Findings of Fact for the City of Loves Park, Zoning Board of Appeals agenda item: ZMA from CR to R2  
08-34-452-017, 08-34-452-018, and 08-34-452-019

**Chairman**  
Alise Howlett

Signature \_\_\_\_\_

Date \_\_\_\_\_

**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.

**|Parcels: 08-34-452-017, 08-34-452-018, and 08-34-452-019**

**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.

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*Reason:*

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- 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.

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*Reason:*

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- 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.

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*Reason:*

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

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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: **Parcels: 08-34-452-017, 08-34-452-018, and 08-34-452-019**  
SUP for a Planned Unit Development with duplex and single family dwellings

**Chairman**  
Alise Howlett

Signature

Date

**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: 919 River Lane**

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.

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*Reason:*

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- 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.

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*Reason:*

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- 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.

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*Reason:*

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

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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: **919 River Lane**  
SUP Dog training, daycare, and grooming

**Chairman**  
Alise Howlett

Signature

Date

**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 considered before a petition for a map amendment 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: 08-34-452-017, 08-34-452-018, and 08-34-452-019**

**ZBA**

- 1 ☐ The proposed amendment would not interfere with the policies and proposals of the city area comprehensive plan adopted by the city council.

Reason:

- 2 ☐ The proposed amendment would be consistent with the framework the city has cultivated to continue city development in a very orderly manner.

Reason:

- 3 ☐ The proposed amendment would not permit uses, buildings, or structures incompatible with the character of development or intended uses within specified zoning districts.

Reason:

- 4 ☐ Any additions, alterations, or remodeling of existing buildings or structures would not be modeled in such a way as to avoid the restrictions and limitations imposed on the ordinance.

Reason:

- 5 ☐ The proposed amendment would not promote the overcrowding of land and undue construction of structure.

Reason:

- 6 \_\_\_\_\_ The public health, safety, morals, comfort, peace, and general welfare of the people would be promoted as a result of the proposed amendment.

Reason:

- 7 \_\_\_\_\_ The risk of bodily harm to a person or damage to personal property or chattels by fire, explosion, toxic fumes and other hazards would not become more likely as a result of the proposed amendment.

Reason:

- 8 \_\_\_\_\_ The proposed amendment would not encourage the prevention of incompatible uses or nuisances.

Reason:

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

These findings have been adopted as the official Findings of Fact for the City of Loves Park, Zoning Board of Appeals agenda item: ZMA from CR to R2  
08-34-452-017, 08-34-452-018, and 08-34-452-019

**Chairman**  
Alise Howlett

Signature

Date



**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.

**|Parcels: 08-34-452-017, 08-34-452-018, and 08-34-452-019**

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.

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Reason:

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- 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.

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Reason:

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- 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.

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Reason:

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

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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: **Parcels: 08-34-452-017, 08-34-452-018, and 08-34-452-019**  
SUP for a Planned Unit Development with duplex and single family dwellings

**Chairman**  
Alise Howlett

Signature

Date