



**AGENDA**  
**LOVES PARK ZONING BOARD OF APPEALS**  
**October 21, 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 **September 16, 2021** meeting
3. Report from the Zoning Office - None
4. Unfinished business – None
5. New business –
  - A. **7003 N. ALPINE ROAD (12-05-202-002, 12-05-202-008, 12-05-202-009, 12-05-202-010 & 12-05-202-003)** – A Special Use Permit to allow the operation of a concert venue in conjunction with an Indoor Sports Facility in the CR (Commercial Retail) Zoning District.
  - B. **5400 N. SECOND STREET (11-12-226-083 & 11-12-226-051)** – A Special Use Permit to allow overflow parking and staging of Fleet commercial vehicles (outside storage of vehicles) in the CR (Commercial Retail) & N. Second Street Overlay 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, SEPTEMBER 16, 2021**  
**5:30 P.M.**  
**COUNCIL CHAMBERS**

1. CHAIRMAN MIKE OWENS CALLED THE MEETING TO ORDER AT 5:30 P.M.

MEMBERS PRESENT: MIKE OWENS, BEN DANIELSON, JASON VANDIVER,  
CATHY NELSON, TINO RIVERA, LUKE CARLSON

MEMBERS ABSENT: LYNDI TOO HILL

OTHERS PRESENT: NATHAN BRUCK, PLANNING MANAGER  
ATTORNEY PHIL NICOLosi  
SECRETARY - SHEILA MILLS

OTHERS ABSENT: ANDREW QUINTANILLA – ZONING OFFICER

Chairman Owens announced that items considered for recommendation at this meeting will be forwarded to the Community Development Committee meeting on September, 27, 2021 at 6:15 p.m.

2. MINUTES

Mrs. Nelson moved to approve the minutes from the meeting August 19, 2021. Second by Mr. Danielson. Motion carried by voice vote.

3. ZONING OFFICE REPORT

4. UNFINISHED BUSINESS

5. NEW BUSINESS

- A. **6312 SPRUCE STREET** – Variance to install an auxiliary parking pad in front of the existing garage and alongside of the existing driveway in the R1 Zoning District. Appropriate notice has been given.

Kevin Moore, 6312 Spruce Street, Loves Park, IL was sworn in as Petitioner and indicated that he is requesting a Variance to install a parking pad to use to park vehicles instead of parking in the street and he also submitted a site plan.

Martin Selover, 6414 Rendova Court, Roscoe IL was sworn in and asked where the parking pad was being placed.

Mr. Owens indicated that the parking pad will be in front of the existing garage.

No objectors present

Mr. Danielson moved to approve a Variance to install an auxiliary parking pad in front of the existing garage and alongside of the existing driveway in the R1 Zoning District for the property known as 6312 Spruce Street. 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. 5100 N. MULFORD ROAD – Special Use Permit to allow self-storage buildings in the CR Zoning District.**

Mark Robinson, 6801 Spring Creek Road, Rockford, IL 61114 was sworn in as Petitioner and indicated that he is requesting a Special Use Permit to build self-storage units and he also submitted a site plan.

Mrs. Nelson asked what the hours of operation would be for the storage units and if he agreed with the conditions stated in the staff recommendations.

Mr. Robison indicated that the storage units would be accessible 24 hours a day with an access code to be used for entry and he agrees with the conditions stated by staff.

No objectors present.

Mrs. Nelson moved to approve a Special Use Permit to allow self-storage buildings in the CR Zoning District for the property known as 5100 N. Mulford Road, with the following conditions:

1. The mini-warehouse establishment shall not be permitted outside storage.
2. The use of chain link fence shall not be permitted. A decorative wrought iron fence shall surround the entire establishment. The fence shall not exceed 6 feet in height. No bar or razor wire shall be allowed.
3. The property owner shall provide 6 trees that may be a combination of conifer, Maple, Oak, or Elm integrated into the landscape beds and other green space provided on the N. Mulford Road frontage. The land or business owner shall be responsible for the maintenance, repair, and replacement of all landscape materials approved for this petition. The plans, trees, and landscape bed areas shall be maintained in a healthy growing condition, free from refuge, debris and weeds at all times.
4. Permanent and temporary signage shall adhere to the City's code, Article VI, Signs.
5. The development of this self-storage facility shall be substantially consistent with the site plan prepared by Heritage Engineering, dated July 7, 2021.
6. No business activity, other than the rental of storage units, shall be conducted on the premises. The storage of hazardous, toxic, or explosive substances, including but not limited to hazardous waste, industrial solid waste, medical waste, solid waste, sewage, or used oil is prohibited.
7. Security lighting shall be provided to safely illuminate all areas within the facility. Down-light wall packs shall project light downward and not be a nuisance to adjacent properties.
8. The building materials and colors should be neutral and blend in with the surrounding area. Approval may be obtained through an internal administrative review.
9. A 1-year renewal, from the date of approval, shall be required.

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

**MOTION APPROVED 5-0**

- C. **1616 WINDSOR ROAD (08-32-351-003 & 08-32-351-004)** Special Use Permit for outdoor storage in conjunction with a metal recycling business in the IL Zoning District.

Ian Linnabary, Attorney, 2902 McFarland Road, Rockford, IL and Matt McCarty, Cimco Facilities Manager, 1616 Windsor Road, Loves Park, IL were sworn in as Petitioners.

Attorney Linnabary indicated that they are requesting a Special Use Permit for outdoor storage at the metal recycling business.

Mrs. Nelson asked why the conditions that were placed on a previously approved Special Use Permit were not followed or met by the property owner.

Attorney Linnabary indicated a previous facility manager, who is no longer with the company, was to blame for not following the conditions.

Chairman Owens indicated that the city received a letter in opposition of the Special Use Permit from Delores Garman, citing that her garage smells like smoke after a recent fire at Cimco.

Mrs. Nelson moved to approve a Special Use Permit for outdoor storage in conjunction with a metal recycling business in the IL Zoning District for the property known as 1616 Windsor Road (08-32-351-003 & 08-32-351-004), with the following conditions:

1. The Special Use Permit expires with the change in business ownership or discontinuance of the metal recycling business.
2. A dumpster enclosure shall be installed. The enclosure shall be construction of poured concrete or masonry to adequately shield the containers within the enclosure. Material within the enclosure shall not extend above the height of the enclosure, be secured by a solid gate, and not exceed a height of 6 feet. The use of wood, chain link and slats shall be prohibited.
3. Outside storage areas shall be contained and not exceed a height of 15 feet at all times. Poured, precast concrete containment bins, shall be installed to control and prevent the migration and spread of outside storage. The storage of semis, semi-trailers, trailers, and metal shipping containers shall only be permitted behind the front plain of the building. Temporary parking shall be permitted, but must be removed prior to the renewal of the Special Use Permit.
4. The applicant shall be required to install a continuous 8-foot deep landscape buffer on the Windsor Road and Clinton Road frontages, observing ingress/egress. The landscape buffer shall be mounded a minimum of one foot above the height of the adjacent parking area, but not to exceed a three to one slope. The buffer shall be filled with a variety of trees that will be or grow to a height of 20-feet or higher at maturity. The berm shall include some combination of conifer, Maple, Oak, or Elm, and Arborvitae. It shall also include planted shrubs, perennials, and dark mulch. All of the existing arborvitae on both frontages shall be removed, but new trees of the same type may be reinstalled in the new landscape buffer.
5. The business owner or land owner shall be responsible for the maintenance, repair, and replacement of all landscaping materials. Plant materials, in or out of, landscape beds shall be maintained in a healthy growing condition free from disease, refuge, debris, and weeds at all times.
6. Parcel 08-32-351-004 shall not be included for any outside storage as part of the approval for the recycling business. This includes, the storage of recycling materials, parking, parking of semis, semi-trailers, or storage containers.

7. A site plan that shows the required 62 parking stalls for customer and employee parking shall be submitted and approved by Staff within 30 days of approval. The customer and employee parking areas shall be striped.
8. The customer and employee parking shall not be used as a storage area. The area between the front plain of the building and the existing fence line on Windsor Road is required customer and employee parking. Deliveries of ferrous and nonferrous materials shall take place behind the front plain of the building.
9. The Special Use Permit shall be renewed before utilizing Parcel 08-32-351-004 in conjunction with the metal recycling business, and a 1-year renewal from the date of approval is required.
10. The Special Use Permit may be revoked with verified complaints from adjacent businesses, land owners, or local authorities.
11. The entrance on Windsor Road shall be monitored and maintained free of materials and soils that may migrate off of the property. The business owner shall also be responsible for the repair of the approach and curb, as repairs are deemed necessary by the City.
12. The storage of hazardous, toxic, or explosive substances, including but not limited to hazardous waste, industrial waste, or used oil brought to the site is prohibited. The use of IEPA containers shall be used for the disposal of materials used in the daily operations of the business.
13. A drainage study must be completed and provided prior to and as part of the Special Use Permit renewal and utilization of parcel 08-32-351-004.

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

**MOTION APPROVED 5-0**

- D. TEXT AMENDMENT** – Chapter 102, Article III, Districts, Section 102-132, Site Area and Dimensions; Requirements and exceptions, (G) Refuse and recyclable materials storage areas.

No objectors present.

Mrs. Nelson moved to approve the Text Amendment, Chapter 102, Article III, District, Section 102-132, Site Area and Dimensions; Requirements and exceptions, (G) Refuse and recyclable materials storage areas. Second by Mr. Danielson.

**MOTION APPROVED 5-0**

- E. TENTATIVE PLAT – KINGS ACRES/BRECKENRIDGE REMAINDER**

Jeff Linkenheld of Arc Design, 5291 Zenith Parkway, Loves Park, IL and Joe Conterino, 6151 E. Riverside Blvd. were sworn in as Petitioners.

Glenn Carguillo, 7090 Golden Eagle Drive, Loves Park, IL was sworn in and asked if there were plans for building a road behind the homes on Golden Eagle Drive.

Mr. Linkenheld indicated that there are no plans for building a road behind the homes on Golden Eagle Drive.

No Objectors present.

Mrs. Nelson moved to approve the Tentative Plat for Kings Acres and Breckenridge  
Remainder. Second by Mr. Rivera.

**MOTION APPROVED 5-0**

6. PUBLIC PARTICIPATION AND COMMENT

None

7. General Discussion

None

Mr. Danielson moved that the meeting be adjourned. Second by Mr. Vandiver. Motion carried  
by voice vote. The meeting adjourned at 6:40 p.m.

Sheila Mills, Secretary



## ZONING BOARD OF APPEALS

### Community Development Department

Date: October 7, 2021

**SUBJECT:** A Special Use Permit to allow overflow parking and staging of Fleet commercial vehicles (outside storage of vehicles) in the CR (Commercial Retail) Zoning and N. Second Street Overlay Districts.

**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 applying for a Special Use Permit to allow the storage of commercial vehicles, and staging on site in conjunction with Kar Korner automobile establishment located at 4925 N. Second Street, in the City of Loves Park.

The property is presently being used for the storage of vehicles, which is not permitted, and has been used in this manner for over a year. City Staff has made the owner aware of this on numerous occasions and has been seeking compliance in accordance with the zoning district and overlay guidelines. The owner is now making a request to use the properties for outside storage and to make improvements that will occur in three phases, with a special use permit renewal each year, until the work has been completed. The applicant has provided an outline for each phase of development of the properties, and understands that if the work outlined on the timeline and conditions for the approval are not met, the removal of all vehicles from the property will be required. The applicant also understands that the outside storage of the vehicles only permits the storage of commercial mini fleet transit cargo vans.

**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 N. Second Street Overlay, requires a 3 foot high masonry wall incorporated into the landscape bed, in conjunction with Section 102-258 of the City's Zoning that regulates landscaping.

Provided:	The applicant did not provide a landscape plan. The only thing provided is an illustration labeled "berm detail". The illustration does not sufficiently outline the types of plants, shrubs, etc., that will be provided, nor the quantity. The same illustration does show that the 3 ft decorative wall will be installed, as required by the N. Second Street Overlay.
<b>Signage</b> Required:	The properties, 11-12-226-083 and 11-12-226-054, are being used for the storage of commercial mini fleet transit cargo vans. No actual business will be operating at this location, therefore signage will not be necessary.
Provided:	The site plan does not indicate that any signage is a part of the request, nor did the applicant request a need for off-site signage to be included in the Special Use Permit.
<b>Parking</b> Required:	Outside storage is only permitted by special use in the CR (Commercial Retail) and N. Second Street Overlay District's. No business is operating at this location, but high volume mini fleet transit cargo vans will be stored on site. The applicant will maintain order of the vehicles by striping designated areas where the vehicles will be stored, as indicated on the site plan provided. The designated areas will allow for proper fire lane access, and prevent overcrowding of the outside storage area.
Provided:	The applicant will provide designated, and striped, areas where vehicles will be stored on site. The storage areas will be defined, and the fire lanes observed. The site plan shows how this will be observed.
<b>Dumpster</b> Required:	A dumpster enclosure is required for trash removal for the development. However, there will not be an active business operating from this location. An enclosure will be a requirement when the business opens to the public.
Provided:	A dumpster enclosure is identified on the site plan and will be provided.
<b>N. Second Street Overlay District</b>	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.
Overlay Review Board:	<p>The Overlay Review Board (ORB) has reviewed the applicants submission, and is not making an official recommendation for the approval. The ORB is comfortable with the petition as presented, with the understanding that all of the improvements are being made.</p> <p>The establishment of the special use may adversely impact adjacent businesses or the zoning district. The property has been slated for development by the applicant for many years, with little to no improvements made on either parcel. It will be necessary to work with the property owner to ensure that the improvements are made as presented. It is a probability that worsened conditions of the properties may substantially diminish or impair property values. The outline of improvements will</p>

increase property values and aesthetically improve the area. The establishment of the special use should not impede the development of surrounding properties in the same zoning district. Overcrowding of the properties with outside storage may be problematic if the property owner does not adhere to the designated areas for outside commercial vehicle storage. A yearly renewal of the special use will provide the City the opportunity to hold the property owner accountable for the improvements included with the approval of the special use. The City of Loves Park has been trying to work with the property owner to bring the properties in compliance since 2018, with little to no success. The special use request should be given careful consideration for the approval, and any future approvals if the owner fails to meet the terms of the special use in any part of the phases of development.

**RECOMMENDATION:**

**Approval** - A Special Use Permit to allow commercial vehicles and staging on site in conjunction with the Kar Korner automobile establishment located at 4925 N. Second Street in the CR (Commercial Retail) Zoning and North Second Street Overlay Districts.

**Conditions:**

1. The Special Use Permit expires with any change in property ownership, change in business ownership, or discontinuance of the commercial automobile sales business.
2. No off-site business signage shall be permitted for parcels 11-12-226-083 and 11-12-226-054.
3. No commercial or passenger vehicle sales shall be permitted on 11-12-226-083 and 11-12-226-054. The commercial vehicles shall not display any options or pricing. All sales and vehicle information shall be provided when the vehicle is available for sale at 4925 N. Second Street, the existing Kar Korner sales lot.
4. All areas utilized for driving or parking must be paved with a dust free hard impervious surface within 6 months of approval of the special use. Such material shall be approved by the City prior to installation. The vehicle storage areas shall be striped, observing the defined fire lane, as presented on the site plan. Storage of the vehicles shall only be permitted within the striped vehicle storage areas and not encroach into the landscape bed areas on both N. Second Street frontages.
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 located at 4925 N. Second Street.
6. The properties shall be limited to the storage of the mini fleet transit cargo vans only. No vehicles that require a Commercial Drivers License (CDL) or passenger vehicles shall be permitted on parcels 11-12-226-083 and 11-12-226-054.
7. Loading and unloading of vehicles shall only be permitted in the rear of the building.
8. No vehicle washing or repair shall be permitted, and all vehicles shall be operable and maintained in a good state of repair.
9. Landscaping shall meet all of the requirements of Section 102-258, and the the N. Second Street Overlay District. The owner shall be required to remove asphalt for the landscaping bed on both frontages and provide a protective curb on all sides. The buffer shall be 8ft deep. The owner shall also provide a landscape buffer on both parcels that will obscure vehicles behind the building. The buffer will require the removal of asphalt and provide a protective curb on all sides. The rear landscaped areas shall be lined with a row of arborvitae trees and perennials. The buffer will also include the installation of a black vinyl coated chain link fence that shall not exceed 6ft in height. No barb or razor wire shall be allowed.

10. The property owner or business owner shall be responsible for the maintenance, repair, and replacement of all landscape plants and materials. The landscape beds shall be tended too, and maintained in a healthy growing condition, free from refuse, debris, and weeds at all times. The owner shall provide staff with a landscape schedule outlining the various plants/trees that will be provided as part of the approval within 30 days of approval.
11. The special use permit shall be renewed 1 year from the date of approval.
12. If the improvements identified in Phase 1 and conditions recommended with the approval have not been met, the land owner or business owner shall be required to remove any and all vehicles from parcels 11-12-226-083 and 11-12-226-054.

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.

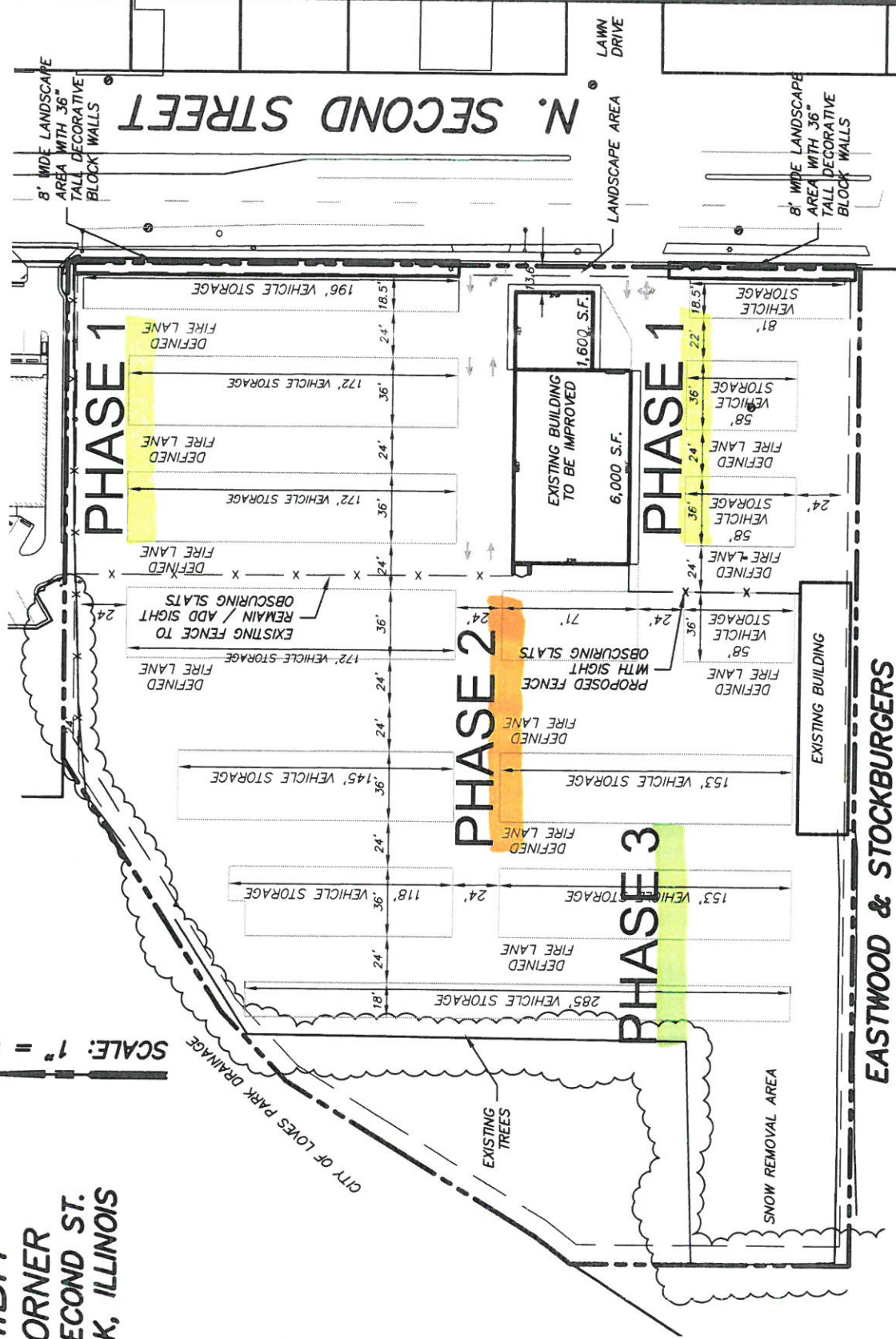
Property Address: 5400 N. Second Street & 5312 N. Second Street

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

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

SCALE: 1" = 80'



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

**ZONING CLASS**  
 CR RETAIL COMMERCIAL DISTRICT  
 WITHIN NORTH SECOND STREET  
 OVERLAY DISTRICT  
**BUILDING SETBACKS**  
 FRONT SETBACK: MIN. 5' - MAX. 10'  
 REAR SETBACK: 10'  
 SIDE SETBACK: 5'

**R.K. JOHNSON & ASSOCIATES, INC.**  
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 www.rkjohnsassociates.com  
 ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-004994  
 JULY 14, 2021 JOB NO.: 15066



## Applications for Special Use Permit & Overlay Review Board

9/2/2021

Kar Korner Improvements – 5400 N. Second Street – Scope of Project

### 2021(Phase I) Commitment to Site & Building Improvements

1. Install 8' wide landscape area along N. Second Street to include 14' long segments of 3' tall decorative block walls and concrete footings. **Note: Plantings to meet current landscape guidelines as specified by the City of Loves Park.**
2. Patch and sealcoat existing blacktop surfaces from sidewalk along N. Second Street to existing fence.
3. Paint existing 6,000 sf masonry building.
4. Replace exterior broken glass panels in 1,600 sf store-front section of the building along N. Second Street.
5. Install new entrance gates.

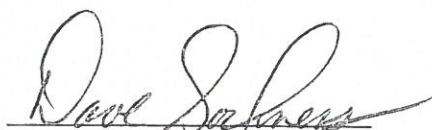
### 2022 (Phase II) Tentative Plan upon Annual Review

1. Demolish existing wood framed garages along south side of property.
2. Provide retaining wall along south property line where building is demolished.
3. Plant arborvitaes along east side of existing fence.
4. Sawcut, remove, & patch blacktop surfaces as needed.
5. Continue with more sealcoating west of existing fence.
6. Install new concrete bases with poles and LED light fixtures along N. Second Street.

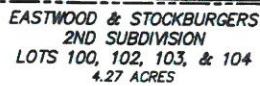
### 2023 (Phase III) Tentative Plan upon Annual Review

1. Sawcut, remove, & patch existing blacktop surfaces as needed.
2. Continue with more sealcoating west of Phase II.
3. Add more concrete bases with new poles and LED light fixtures.
4. Remove existing over growth of trees, shrubs, vegetation, & debris along west fence line.

Respectfully submitted,

  
Dave Sockness

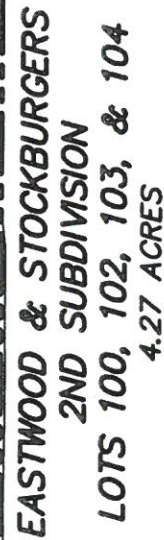
SCALE: 1" = 80'



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JULY 14, 2023 10:08 AM 10/6/66

SCALE: 1" = 80'

SCALE: 1" = 80'



**R.K. JOHNSON & ASSOCIATES, INC.**  
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ILLINOIS PROFESSIONAL DESIGN FIRM LICENSING  
JULY 14, 2021 JOB NO.: 15066  
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# VEHICLE DISPLAY AREA

36" DECORATIVE  
BLOCK WALL

GRASSES AND  
PLANTS

5' BUILDING SETBACK LINE

14'

5'

1'

3'

8'

14'

NORTH SECOND STREET RIGHT-OF-WAY

LANDSCAPE AREA

14'

EXISTING  
STREET LIGHT

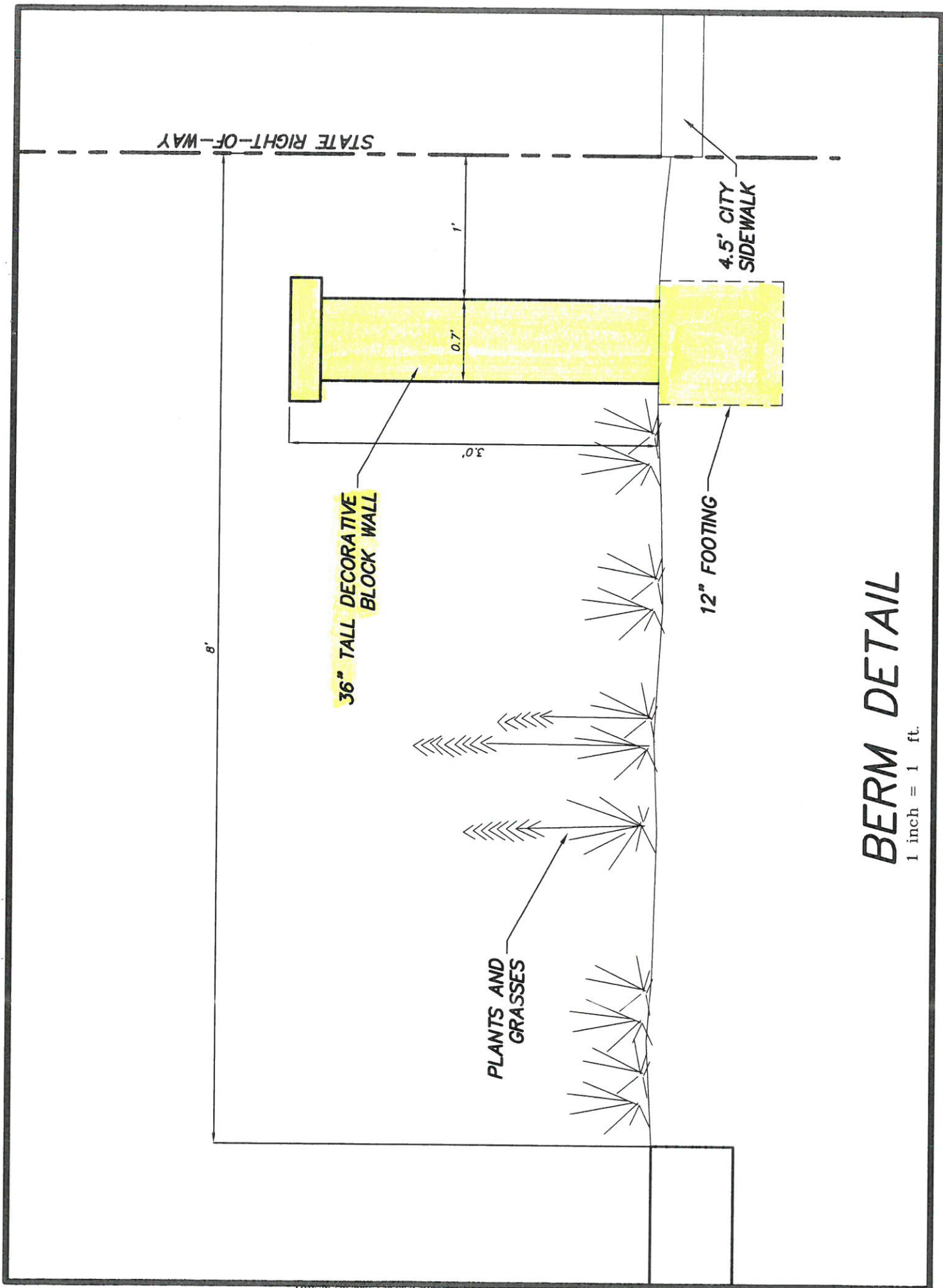
PUBLIC SIDEWALK

CONCRETE PAVEMENT

NORTH 2ND STREET

## DETAIL

1 inch = 5 ft.



**BERM DETAIL**  
1 inch = 1 ft.





**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 (11-12-226-083 & 11-12-226-054)**

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: **5400 N. Second Street (11-12-226-083 & 11-12-226-054)**  
SUP outdoor storage of commercial vehicles in conjunction with Kar Korner auto sales establishment.

**Chairman**  
Mike Owens

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date