



**AGENDA**  
**LOVES PARK ZONING BOARD OF APPEALS**  
**December 16, 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 **November 18, 2021** meeting
3. Report from the Zoning Office - None
4. Unfinished business –
5. New business –
  - A. 4305 KELLEE LANE (12-02-127-006)** – A Zoning Map Amendment from IL\_CR (Light Industrial – Commercial Retail) to the R3 (Multi-family Residential) Zoning District.
  - B. N. ALPINE ROAD (08-32-376-028)** – A Special Use Permit to allow an automobile repair establishment, and to allow vehicle sales in conjunction with the automobile repair establishment in the CR (Commercial Retail) Zoning District.
6. Public participation & comment
7. General discussion
8. Adjournment

Andrew Quintanilla  
Zoning Officer

**MINUTES OF THE LOVES PARK ZONING BOARD OF APPEALS**  
**THURSDAY, NOVEMBER 18, 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, LYNDI TOO HILL

MEMBERS ABSENT: TINO RIVERA, LUKE CARLSON

OTHERS PRESENT: ZONING OFFICER - ANDREW QUINTANILLA,  
ATTORNEY PHIL NICOLSI

Chairman Owens announced that items considered for recommendation at this meeting will be forwarded to the Community Development Committee meeting on November 29, 2021 at 6:15 p.m.

2. MINUTES

Mrs. Nelson moved to approve the minutes from the meeting October 21, 2021, with the correction of removing Jason Vandiver and Tino Rivera as being present. Second by Mrs. Toohill. Motion carried by voice vote.

3. ZONING OFFICE REPORT

4. UNFINISHED BUSINESS

- A. **7003 N. ALPINE ROAD**– Special Use Permit to allow an indoor sports facility and a concert venue in the CR Zoning District.

Mr. Quintanilla indicated that this petition will need to be withdrawn from the Agenda as the Petitioner has not complied with the application process.

Mrs. Nelson moved to withdraw the Petitioner regarding 7003 N. Alpine Road. Second by Mr. Danielson.

**MOTION APPROVED 4-0**

5. NEW BUSINESS

- A. **5902 E. RIVERSIDE BLVD** – Special Use Permit to allow a car wash in the CR Zoning District. Appropriate notice has been given.

Petitioner not present.

Narciso Lira, 1824 Southwick Drive, Dallas, TX and Brad Stomp, 1255 W Rio Salado Parkway, Suite 111, Tempe AZ were sworn in on behalf of Petitioner.

Mr. Stomp indicated that the car wash was recently purchased and they are requesting a Special Use Permit to allow for a car wash.

No objectors present.

Mr. Danielson moved to approve a Special Use Permit to allow a car wash in the CR Zoning District for the property known as 5902 E. Riverside Blvd. with the following conditions:

1. The Special Use Permit shall expire with the change of use or change in property ownership.
2. The Special Use Permit shall be revoked with verified complaints from adjacent property owners, business owners, or local authorities.
3. The business or land owner shall be responsible for the maintenance, repair, and replacement of all landscaping materials. Plant materials in landscape bed areas shall be maintained in a healthy growing condition free from refuse, debris, and weeds at all times. Second by Mrs. Nelson.

**MOTION APPROVED 4-0**

- B. **5105 N. SECOND STREET** – Variance to widen the driveway 12 feet in front of the home in the CR Zoning District. Appropriate notice has been given.

Jessica Eccles, 5105 N. Second Street, Loves Park, IL was sworn in as Petitioner and indicated that she is requesting a Variance to widen the driveway to allow for off street parking.

No objectors present.

Mrs. Nelson moved to approve a Variance to widen the driveway 12 feet in front of the home in the CR Zoning District for the property known as 5105 North Second Street, with the following conditions: 1. No recreational vehicles or boats shall be parked on the parking pad and all vehicles must be operational and non-commercial.

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

**MOTION APPROVED 4-0**

- C. **1034 WINDSOR ROAD** – Special Use Permit for a duplex in the CR Zoning District. Appropriate notice has been given.

Steven Blake, 1034 Windsor Road, Loves Park, IL was sworn in as Petitioner and indicated he is requesting a Special Use Permit to build a duplex.

Mr. Danielson moved to approve a Special Use Permit for a duplex in the CR Zoning District for the property known as 1034 Windsor Road, with the following conditions:

1. The Special Use Permit shall expire with the discontinuance of Windsor Pizza Parlor, or the sale of the properties.
2. The entire parking lot shall be curbed.
3. The 2 (4-ft in depth) landscape berms are sufficient to meet the requirement. The landscaping shall include replacement of all Gold Coast Juniper bushes with Karl Forester Grasses. Landscaping shall also include replacement of

all Dwarf Lilac shrubs with ornamental Bradford Pear Trees. And, replacement of the Dwarf Crabapple Tree with a Shademaster Honey Locust Tree. The landscape hedge, on the western property line for parcel 08-31-454-010, shall continue southward to the 30-ft setback for the property. Islands in and around the parking lot shall contain some combination of perennials and may be coordinated with staff. If staff recommendations for this condition are met, the landscaping for both uses shall be sufficient for this development. An updated landscape plan shall be provided within 30 days of approval of the Special Use.

4. Eighteen fee deep stalls will be adequate for meeting the stall requirement in order to observe vehicle circulation.
5. Restaurant parking shall only be allowed in the newly created parking lot designated for its customers. A private parking sign shall be installed to accommodate the residents living in the duplexes.

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

**MOTION APPROVED 4-0**

6. PUBLIC PARTICIPATION AND COMMENT

None

7. General Discussion

None

Mrs. Nelson moved that the meeting be adjourned. Second by Mr. Danielson. Motion carried by voice vote. The meeting adjourned at 6:03 p.m.

Sheila Mills, Secretary



## ZONING BOARD OF APPEALS

### Community Development Department

Date: December 6, 2021

<b>SUBJECT:</b>		A Zoning Map Amendment from IL_CR (Light Industrial_Commercial Retail) to the R3 (Multi-family Residential) Zoning District.	
<b>LOCATION:</b>		4305 Kellee Lane (12-002-127-006)	
<b>ZONING DISTRICT:</b>		North	R3 (Multi-family Residential) Zoning District
		South	IL_CR (Light Industrial_Commercial Retail)
		East	IL_CR (Light Industrial_Commercial Retail)
		West	R3 (Multi-family Residential) Zoning District
<b>PROPERTY INFORMATION:</b>			
<b>Requirement:</b>			
Requirement for R3:	Lot size:	8,800 sqft	
	Lot area p/unit:	2,900 sqft	
	Front yard:	30 ft. min.	
	Side yard:	6 feet	
	corner lot:	25 ft. min.	
	Rear yard:	25 ft. min.	
Provided:	Lot size:	71,946 sqft	
	Lot area p/unit:	2,900 sqft	
	Front yard:	30 ft. min.	
	Side yard:	6 feet	
	Rear yard:	25 ft.	
<b>Findings:</b>		The proposed amendment would not interfere with policies and proposals of the City's comprehensive plan. The area has been development for multi-family dwellings for many years. The amendment request is consistent with how the area has developed. When this land was annexed into the City it was unclear how the area was going to develop. The land north and west has been developed for multi-family, via zoning changes to R3 over the years. The area will likely develop in this manner, as there are several parcels in the area where multi-family would be appropriately suited. The amendment would not permit uses incompatible with how the area is being developed. The proposed amendment is not likely to promote overcrowding because the development will be required to meet the standards for development in the newly created zoning district. The amendment will not adversely impact the overall safety, and general welfare of the residents or uses in the zoning district. The proposed amendment would not encourage the establishment of uses that will adversely impact or create a nuisance to the existing uses in the zoning district.	
<b>RECOMMENDATION:</b>		<b>Approval</b> - A Zoning Map Amendment from IL_CR (Light Industrial_Commercial Retail) to the R3 (Multi-family Residential) Zoning District.	

**ATTACHMENTS:**

See attachments

**ZONING BOARD  
RECOMMENDATIONS:**

APPROVAL / DENIAL / TABLED

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

**CONDITIONS:**

AS PRESENTED / AMENDED / N/A

**AUDIENCE COMMENTS:**

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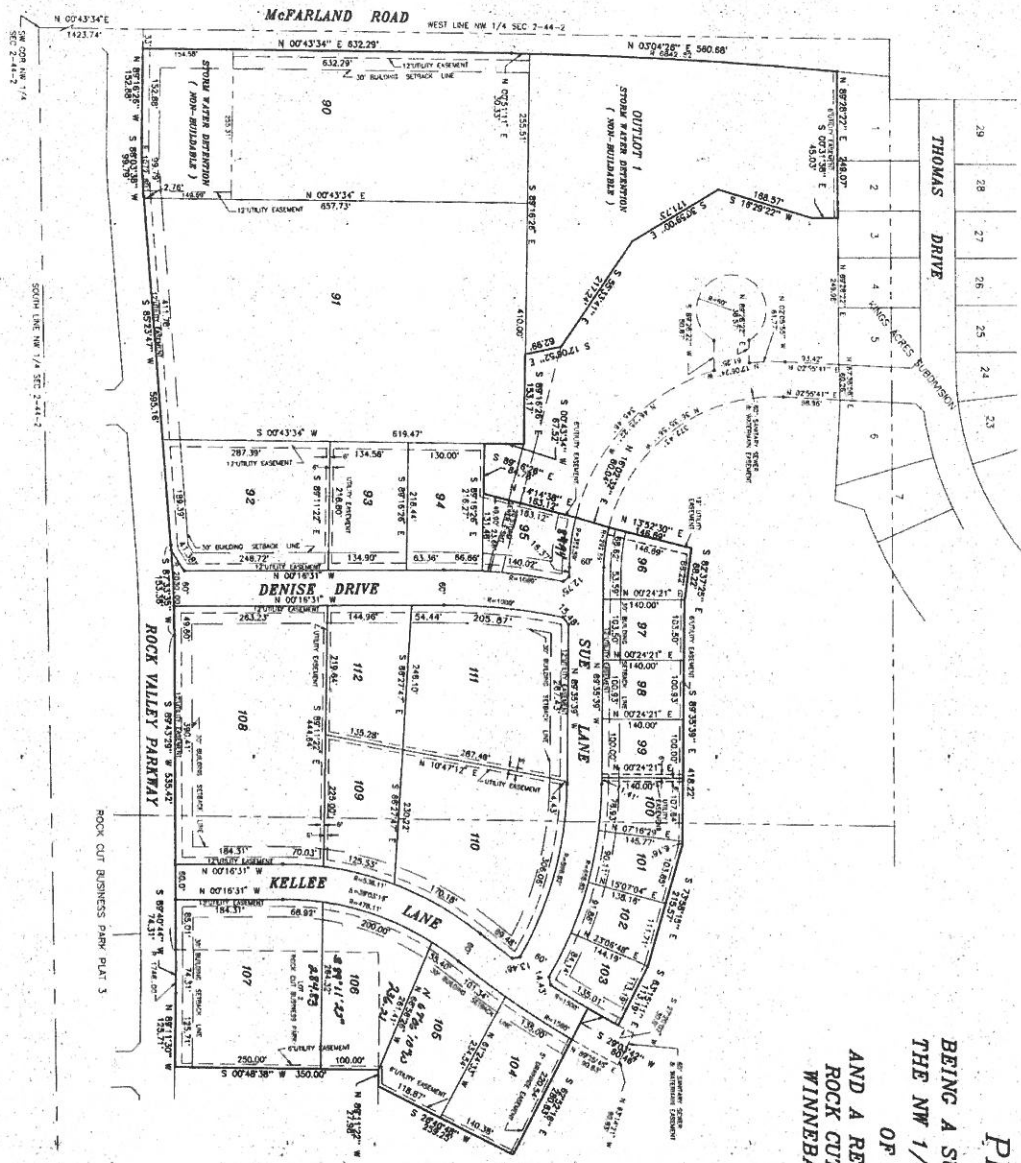
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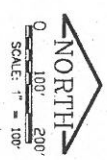


PARCEL NUMBER(S):	12-02-127-006
ZONING:	IL_CR (Light Industrial_Commercial Retail)
ADDRESS:	4305 Kellee Lane
APPLICANT:	North Riverside Partners, LLC 100 Park Avenue PO Box 1389 Rockford, Illinois 61105
PETITIONER:	Carol A. Lockwood Hinshaw & Culbertson, Counsel to Owner 100 Park Avenue PO Box 1389 Rockford, Illinois 61105





**KINGS ACRES SUBDIVISION**  
**PLAT NO 3**  
 BEING A SUBDIVISION OF PART OF  
 THE NW 1/4 SEC. 2 TWP. 44N. R.2E  
 OF THE 3RD P.M.  
 AND A RESUBDIVISION OF LOT 2  
 ROCK CUT BUSINESS PARK  
 WINNEBAGO COUNTY, ILLINOIS



SHEET <div style="font-size: 2em; font-weight: bold;">1</div>	Prepared by <b>MSA</b> <b>MISSMAN, STANLEY &amp; ASSOCIATES</b> Civil Engineering, Surveying, Environmental Services Landscape Architecture (815) 965-6400 FAX (815) 965-6416	<b>KINGS ACRES SUBDIVISION</b> <b>PLAT NO. 3</b> LOVES PARK, ILLINOIS <b>KINGS ACRES DEVELOPMENT COMPANY</b> 4176 McFARLAND ROAD LOVES PARK, ILLINOIS 61111 (815) 954-3657
<b>FINAL PLAT</b>		
PROJECT NO.: <b>B-95-1017</b> DATE: <b>07/19/96</b> FILE NAME: <b>KINGS</b> DRAWN/CHECKED: <b>RJL/RJL</b>		
<i>9806324 Certificate of Correction</i> <i>at 95 106 + 107</i>		

41 168 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 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: 4305 Kellee Lane(12-02-127-006)**

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:

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

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Reason:

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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.

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Reason:

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

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Reason:

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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:    4305 Kellee Lane (12-02-127-006)  
                              **ZMA IL\_CR to R3**

**Chairman**  
Mike Owens

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date





## ZONING BOARD OF APPEALS

### Community Development Department

Date: December 7, 2021

**SUBJECT:** A Special Use Permit to allow an automobile repair establishment and to allow vehicle sales in conjunction with the automobile repair establishment in the CR (Commercial Retail) Zoning District.

**LOCATION:** N. Alpine Road (08-32-376-028)

**ZONING DISTRICT:**

North	RU (Rural Urban)
South	CR (Commercial Retail) & R4 (Multi-family Residential)
East	R1 (Single Family Residential)
West	IL (Light Industrial)

**PROPERTY  
INFORMATION:**

**Commercial District:**

**Requirement:**

Front yard:	30 ft
Side yard:	5 ft for buildings under 25 ft.
Rear yard:	20 ft.

**Provided:**

Front yard:	82 ft.
Side yard:	39 ft. to the west, greater than 39 feet to the east
Rear yard:	Greater than 25 ft. for the rear

**Landscaping:**

**Required:**

1 tree per 5 stalls place on perimeter of lot  
2 trees per 10 stalls placed on the interior of lot

Landscaping shall include some combination of planted trees, shrubs, vines, ground cover, flowers, and evergreen. The landscape strip shall be mounded a minimum of 1 ft. above the height of the adjacent parking spaces, and shall be protected by a curbed barrier from the passage of vehicles. Parking areas shall include islands that include planted trees dispersed among the parking spaces. Additionally, the landscape berm/strip shall be 8 feet in depth and span the width of the street side frontage observing ingress/egress.

**Provided:**

The applicant did submit a landscape plan that shows 15 trees. The plan indicates 10 trees will be located on the perimeter and 5 on the interior. The plan does not show the remaining landscaping that is required.

**Off-street parking**

**Required:**

All new commercial development shall provide open off-street parking areas that shall be improved with an impervious bituminous or Portland cement concrete pavement, in accordance with standards set forth by the City. Such parking areas shall also be so arranged and marked to provide for orderly and safe parking and storage of vehicles, and shall be improved with a continuous concrete curb to prevent encroachment into

adjacent areas, lots or public ways.

Provided: The site plan indicates that a bituminous drive will be installed for the entire parking lot. The site plan does show that not all exterior and interior areas will be curbed.

**Parking:**

Required: The required parking for the establishment is 18 stalls, which shall include 2 accessible stalls in the total.

Provided: The site plan shows 47 parking stalls will be provided, with a single accessible stall.

**Signage**

Required: A monument sign shall not to exceed 8 feet, but may be increased to a maximum height of 15 feet, where there are 4 businesses on a single lot.

Provided: A sign is indicated on the site plan. No further information is has been made available about the structure.

**Building Materials**

Required: All building facades, public or private, shall be designed to enhance the character of the zoning district with the use of durable natural materials, and shall consist of earth tone neutral colors (see attached for approved materials).

Provided: The elevations provided for the petition show a brick façade. It is unclear what color the brick will be with the development.

**Dumpster:**

Required: Enclosures for commercial and industrial properties and businesses shall be poured concrete or masonry to adequately shield 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 chain link fences and slats shall be prohibited in all districts.

Provided: The site plan indicates that dumpster enclosure will be provided. It is unclear what building materials will be used in the construction.

**Findings:**

The Special Use Permit for the auto repair business will not detrimental or public health or general welfare of the area. Staff does have some concern regarding a business that would utilize or handle hazardous products so close to the body of water just west of this proposed development. The existing uses are predominantly residential and low impact commercial uses, which do not pose soil contamination concerns. The business will undergo a review process as part of the development for the site. Staff has concerns that an issue, such as contamination, may occur in the future. There should be no cause for concern, with regard to the establishment of the use, at its inception. The establishment of the use may not be injurious to the existing surrounding uses, however, the use is a harsher use, relative to the low impact uses already established in the area. There are numerous permitted uses for this zoning district. The establishment of the auto repair business does not seem likely to have an adverse impact to the development of the area, however, the use does not compliment the existing residential and low impact office uses to the south and across Alpine Road.

The Special Use Permit for the automobile sales will not be detrimental to the public

health or general welfare of the area. There are similar uses to the south, but those uses are joined with other businesses that have the same or higher impacts to the zoning district. The owner plans to establish a sales lot with cars parked along the N. Alpine Road corridor, which could impact future development and the normal orderly development for the surrounding properties in the zoning district. It is unclear how the use will impact existing businesses and land values for the area, but the impact of the use will be dependent on the performance of the business operating at this location. The applicant has made it clear that the automobile sales is ancillary to the primary use of auto repair, which is why Staff supports a low number of vehicles for sale for the establishment.

**RECOMMENDATION:**

A Special Use Permit to allow an automobile repair establishment, and to allow vehicle sales in conjunction with the automobile repair establishment in the CR (Commercial Retail) Zoning District.

**Conditions:**

1. The Special Use Permit(s) shall be renewed 1 year from the date of approval.
2. The Special Use Permit(s) shall expire with the discontinuance, sale, or transfer of ownership of the automobile repair establishment.
3. The landscaping shall meet all of the requirements of the City's code governing landscaping, Section 102-258. It shall also include the number and type of trees presented with the petition. The property owner or business owner shall be responsible for the maintenance, repair, and replacement of all landscape plants and materials. The landscape beds and trees 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 completed landscape schedule outlining the various plants/trees that will be provided 30 days of the approval.
4. The parking lot for this development, the area identified with a solid line, shall all be paved and curbed before the 1 year renewal.
5. The business establishment shall only be allowed 5 vehicles for sale, and the vehicles shall only be allowed to be parked within the parking stalls. No parking across stall lines shall be permitted. The use of lifts, ramps or other items intended for vehicle display shall be prohibited. No commercial vehicles or vehicles requiring a CDL license to operate shall be permitted. All financing for vehicles shall take place through an independent third party offsite. Financing the sale of vehicles is prohibited.
6. Information for vehicle options and price shall only be allowed on the interior back passenger window. No signage on the exterior of the vehicles shall be permitted.
7. The building materials shall consist of some combination of brick and natural or manufactured stone, and be neutral in color to blend in with the existing commercial uses to the south. Staff review is required for approval.
8. The dumpster enclosure shall be poured concrete or some combination of concrete and brick with a self latching gate, and compliment the materials used on the building. The use of chain link shall be prohibited.
9. All signage shall meet the City's code governing business signage, Section 102-284.
10. No inoperable vehicles shall be stored outside. All inoperable vehicles waiting for repair shall be stored within the building.
11. The area identified "future addition" connected to the new building shall be maintained as lawn until such time as the area is developed.

**ATTACHMENTS:**

See attachments

**ZONING BOARD**

**RECOMMENDATIONS:**

APPROVAL / DENIAL / TABLED

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

**CONDITIONS:**

AS PRESENTED / AMENDED / N/A

**AUDIENCE COMMENTS:**

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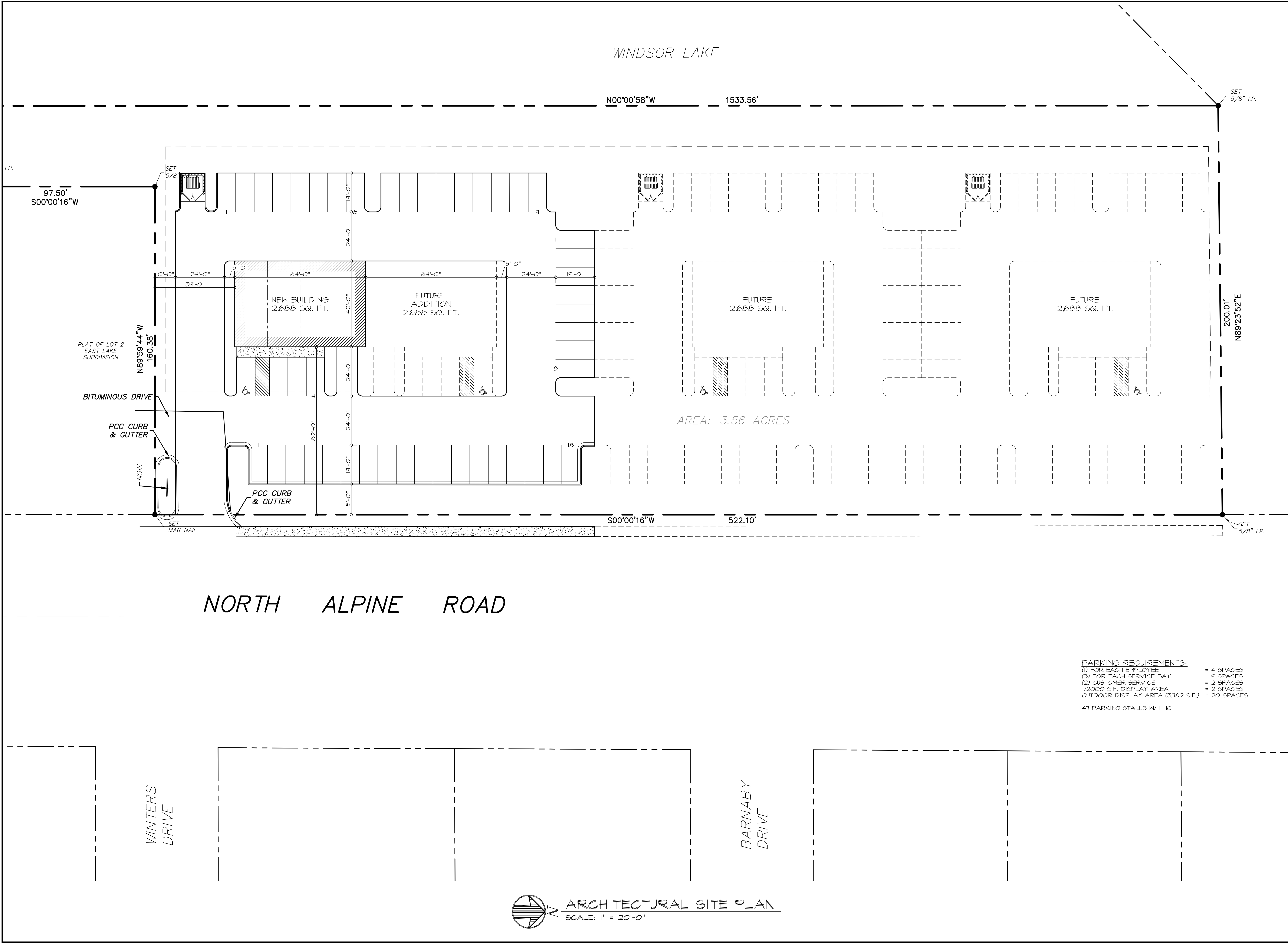
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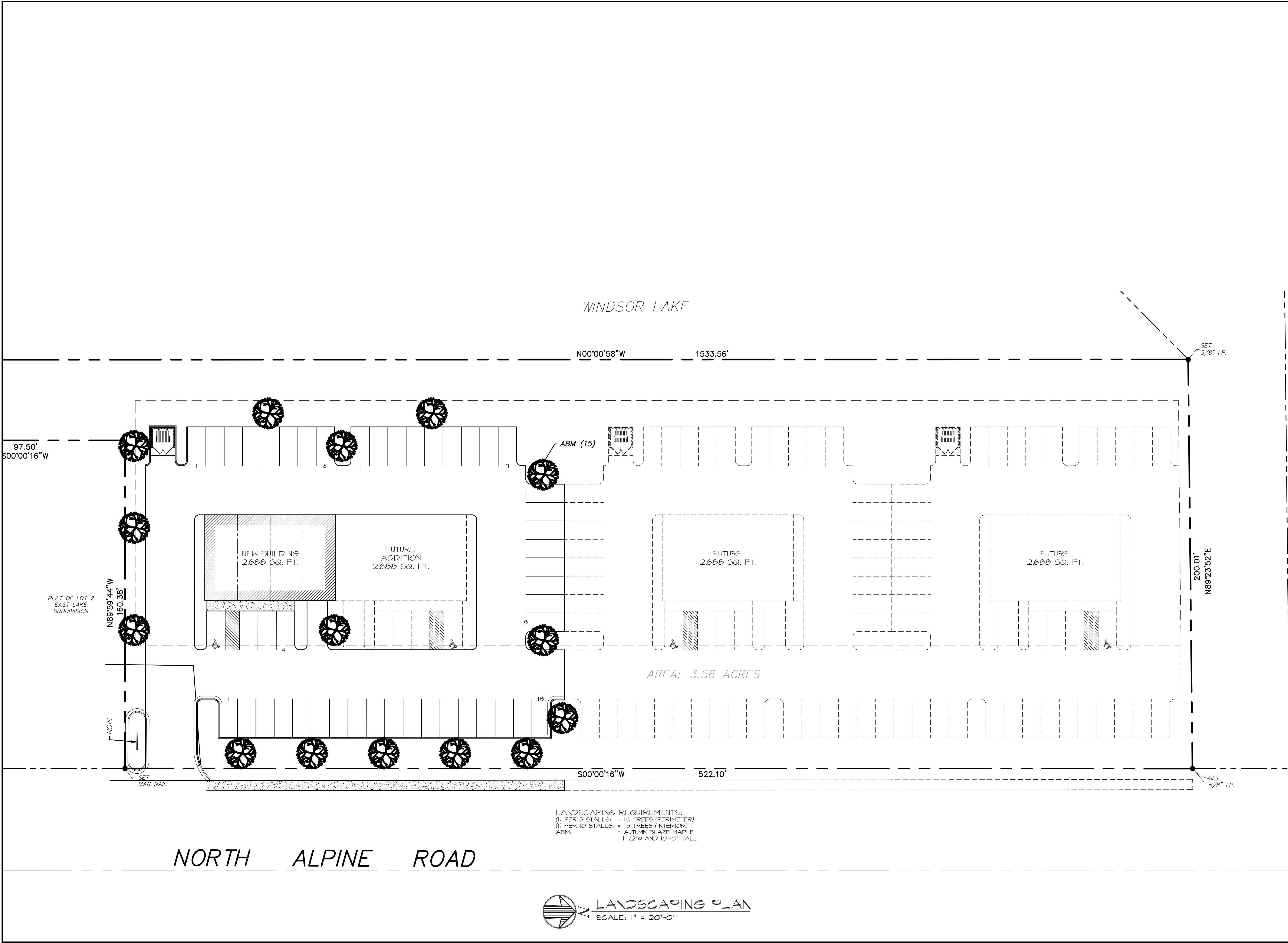




PARCEL NUMBER(S):	08-32-376-028
ZONING:	CR (Commercial Retail)
ADDRESS:	N. Alpine Road
APPLICANT:	Ryan Nelson 608 W. Union Rockton, Illinois 61072
PETITIONER:	Ryan Nelson 608 W. Union Rockton, Illinois 61072



PROJECT NO.: 156-21	C1
DATE: 11/12/21	
ARCHITECT:	OWNERS:
JEFFREY A. MYERS, P.C. 10395 GLEN ABBEY CLOSE ROCKFORD, ILLINOIS 61107 (815) 540-5823 (815) 885-3522 FAX	Nelsons Imports 73xx N Alpine Rd Loves Park, IL 61111

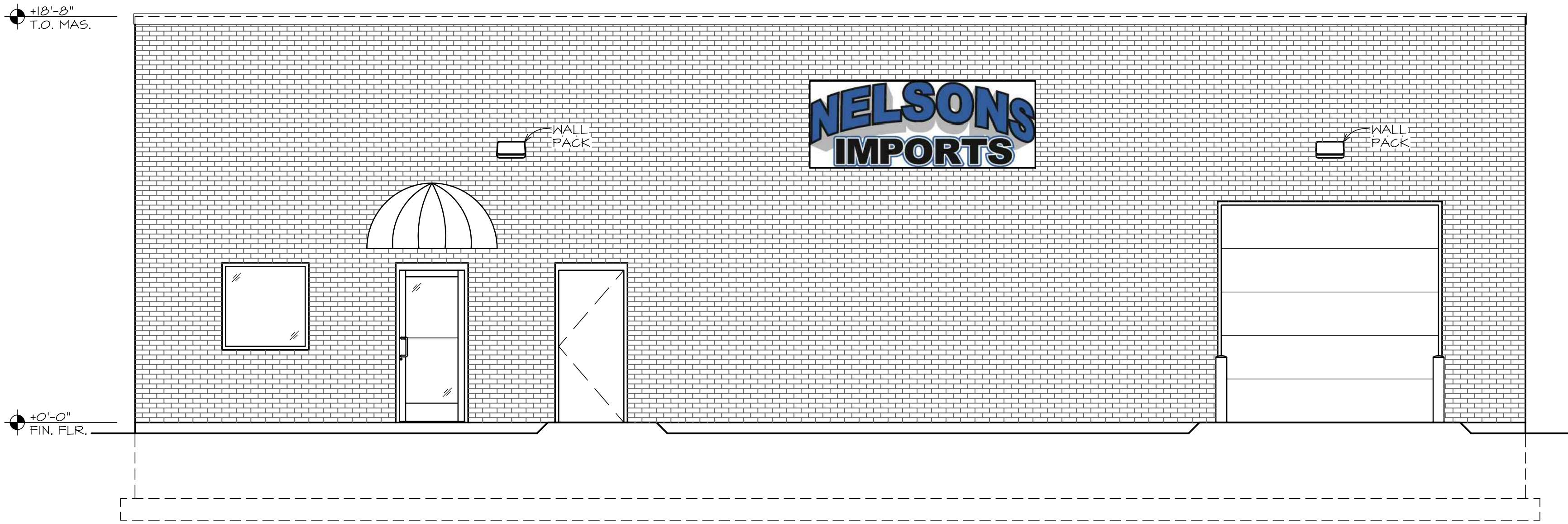


LANDSCAPING REQUIREMENTS:  
(1) PER 5 STALLS: = 10 TREES (PERIMETER)  
(1) PER 10 STALLS: = 5 TREES (INTERIOR)  
ABM4: = AUTUMN BLAZE MAPLE  
1 1/2"Φ AND 10'-0" TALL

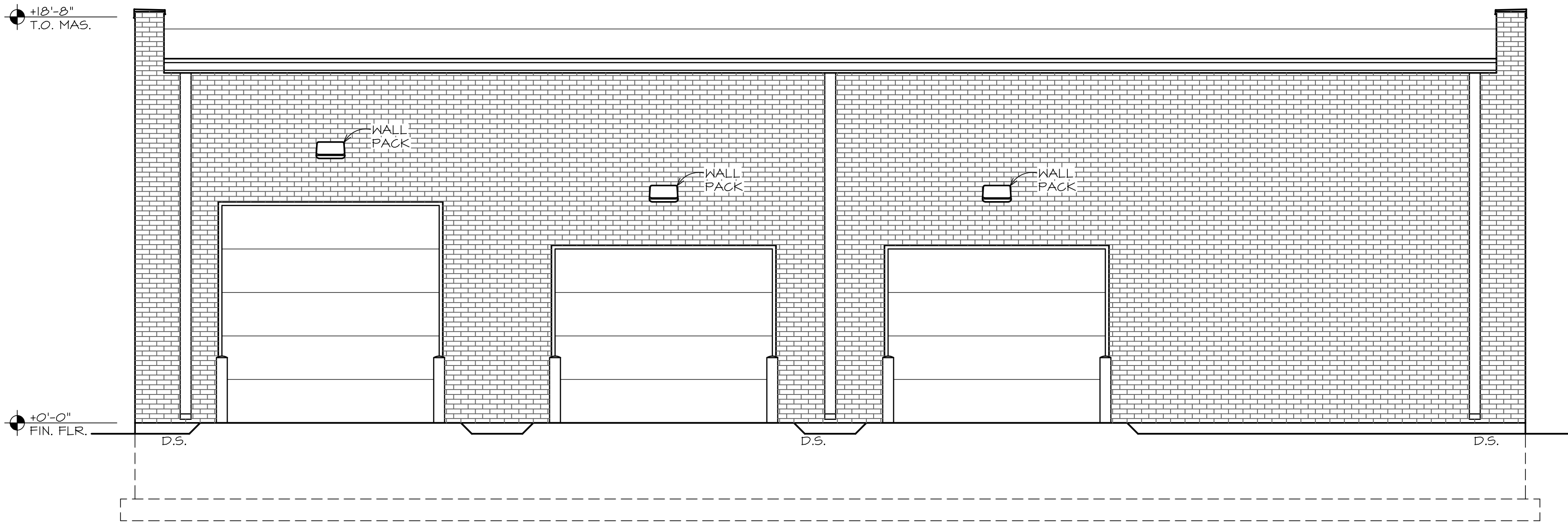
PROJECT NO.: 156-21	DATE: 11/12/21	REVISIONS:	ARCHITECT: JEFFREY A. MYERS, P.C. 10395 GLEN ABBEY CLOSE ROCKFORD, ILLINOIS 61107 (815) 540-5823 (815) 885-3522 FAX
OWNERS:		<b>Nelsons Imports</b> 73xx N Alpine Rd Loves Park, IL 61111	



<b>NELSONS IMPORTS</b> 7330 N. ALPINE RD. LOVES PARK, IL 61111	<b>OWNERS:</b>  RYAN NELSONS 13628 METRIC ROAD ROSCOE, IL 61073 779-475-5060 815-282-3728 CELL	<b>ARCHITECT:</b>  JEFFREY A. MYERS, P.C. 10395 GLEN ABBEY CLOSE ROCKFORD, ILLINOIS 61107 (815) 540-5823 (815) 885-3522 FAX	DATE: 11/2/21	PROJECT NO.: 156-2
<b>REVISIONS:</b>			<b>A1</b>	



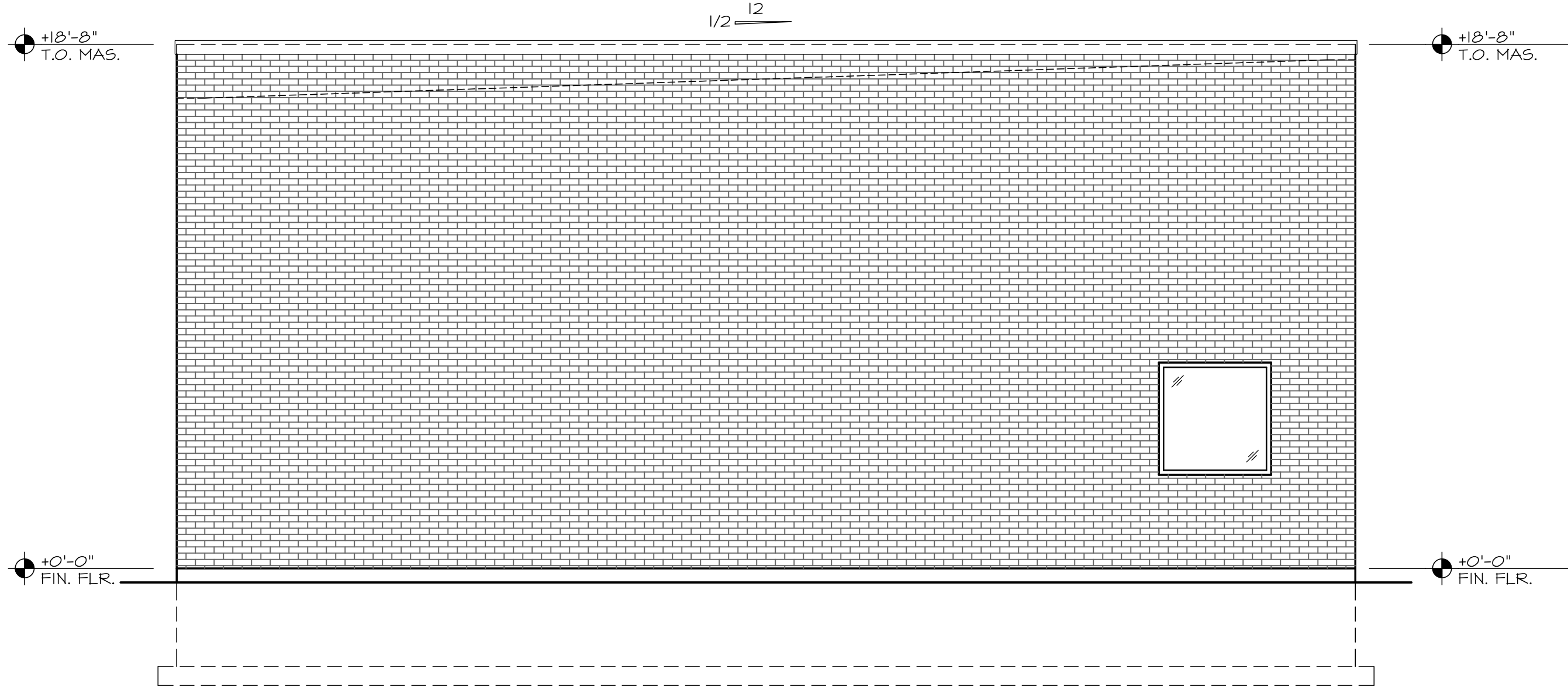
FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



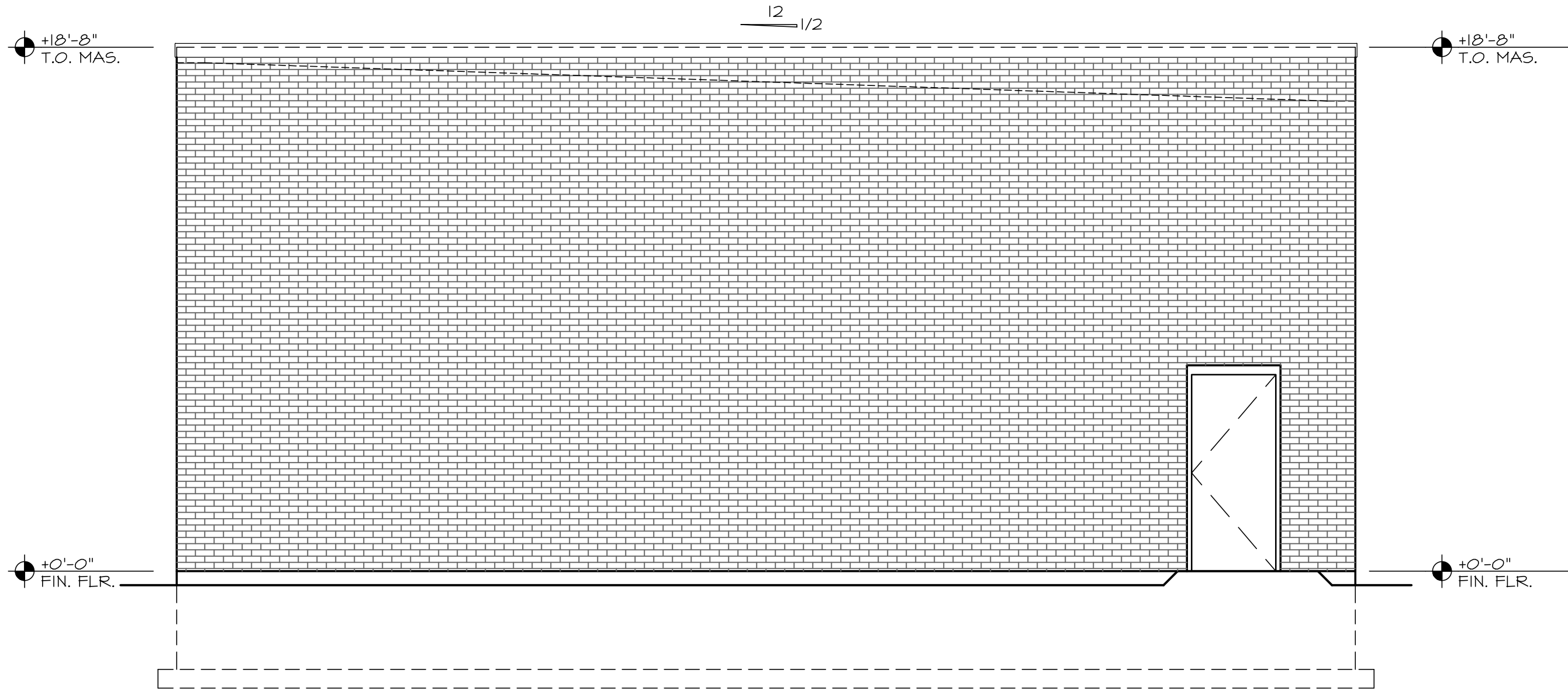
REAR ELEVATION  
SCALE: 1/4" = 1'-0"

PROJECT NO.: 156-21		A2	
DATE: 11/12/21		REVISIONS:	
ARCHITECT:		JEFFREY A. MYERS, P.C. 10395 GLEN ABBEY CLOSE ROCKFORD, ILLINOIS 61107 (815) 540-5823 (815) 885-3522 FAX	
OWNERS:		RYAN NELSONS 13628 METRIC ROAD ROSCOE, IL 61073 779-475-5060 815-282-3728 CELL	
NELSONS IMPORTS		7330 N. ALPINE RD. LOVES PARK, IL 61111	





LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

PROJECT NO.: 156-21		A3	
DATE: 11/12/21		REVISIONS:	
ARCHITECT:		JEFFREY A. MYERS, P.C. 10395 GLEN ABBEY CLOSE ROCKFORD, ILLINOIS 61107 (815) 540-5823 (815) 885-3522 FAX	
OWNERS:		RYAN NELSONS 13628 METRIC ROAD ROSCOE, IL 61073 779-475-5060 815-282-3728 CELL	
NELSONS IMPORTS 7330 N. ALPINE RD. LOVES PARK, IL 61111			

**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.*

**N. Alpine Road (08-32-376-028)**

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: **N. Alpine Road (08-32-376-028)**  
SUP for auto repair establishment

**Chairman**  
Mike Owens

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.*

**N. Alpine Road (08-32-376-028)**

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

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- 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.

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*Reason:*

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

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: **N. Alpine Road (08-32-376-028)**  
SUP for auto sales in conjunction with auto repair

**Chairman**  
Mike Owens

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date