



**AGENDA**  
**LOVES PARK ZONING BOARD OF APPEALS**  
**April 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 **March 21, 2024** meeting
3. Report from the Zoning Office – None
4. Unfinished business – None
5. New business –
  - A. 4105 N. Perryville Road** – A Special Use Permit to allow 30% of the building footprint to be utilized as event space in IL\_CR (Light Industrial\_Commercial Retail) Zoning District.
  - B. 4722 and 4732 N. Second Street** - A Special Use Permit to allow off-site storage of vehicles in conjunction with a vehicle sales lot in CG (Commercial General) Zoning District.
6. Public participation & comment
7. General discussion
8. Adjournment

Andrew Quintanilla  
Zoning Officer



stated if the applicant was willing to comply with the conditions for approval it should be considered for approval.

**NO OBJECTORS PRESENT**

**FINDINGS OF FACT HAVE BEEN MET**

Mr. Daniels made a motion to approve a special use permit for 100% office space for an accounting business in the CR (Commercial Retail) Zoning District for 6200 Daytona Drive with the following conditions:

1. The Special Use Permit expires with the discontinuance of the accounting business or change in property ownership.
2. The Special Use Permit shall be revoked with verified complaints from adjacent businesses or property owners.
3. Customer parking shall only be permitted in the parking lot for this facility, and parking directly in front of the building is not permitted. Two no parking signs shall be placed in front of the building.
4. Customer parking shall not be permitted in adjacent parking lots, or other private property.
5. The Special Use Permit shall have a 1 year renewal from the date of approval.
6. A dumpster enclosure shall not be required. All trash shall be stored within the building.

Mr. Kutz second the motion. Motion carried by vote 3-0.

Mr. Quintanilla stated that this was the first meeting for the applicants petition, and that the second step in the process will be with an aldermanic committee on April 1, 2024 at 4:30 pm, in Council Chambers.

**B. 6800 Forest Hills Road - A Special Use Permit to allow outside storage in conjunction with mini-warehouse storage in the IL (Light Industrial) Zoning District.**

Petitioner: Kaycee Chadwick (attorney for applicant) and Miguel Urena

Ms. Chadwick discussed the location and conditions of the property. She stated that her client wanted to develop the property for mini-warehouse storage, as well as, rehabilitate the existing structure to provide commercial and industrial space for businesses. Ms. Chadwick stated that there are existing heavy industrial uses, as well as, other light industrial uses already established in the area. She also stated that mini-warehouse storages on it's own it inherently permitted for this parcel, but was seeking approval for the outside storage for the development.

Ms. Chadwick reviewed the site plan with the board. She stated that they have reviewed the conditions in the report, but wanted to address the issue of tar and chip for the outside storage area. She explained that it would be easier to repair with the many layers and compression that would need to be done for the installation. She also stated that the two owners were contractors and would prefer installing a steel black fence which would mirror the aesthetic of the building.

The other concern that the applicant had was the required parking. Ms. Chadwick discussed how the

parking requirement was more than what her client would need, but due to the square footage of the building she sees how this much parking would be required. She expressed concern about getting the building built and completed in 2024, but because of interest to locate at this property, there may be no need for this much parking.

Mr. Quintanilla stated that all commercial uses are now permitted in light industrial. Staff has no way of knowing who the end-users are but emphasized that parking, on its own for the building, would require the recommended parking.

Mr. Urena stated that he and his partner were looking to rehab the existing structure because it was still in good shape. The intent is to develop the building for contractors with large garage capabilities.

Mr. Daniels confirmed that the building was going to be rehabbed, and developed for multi-use tenants. He asked the applicant what would be the purpose of the garage doors be?

The applicant stated he need more storage and less office space. He stated that materials storage was more important and that no vehicle repairs would take place on site.

Mr. Daniels confirmed the building is industrial and whether or not they were going to store construction vehicles, that having this land was a part earning money renting storage inside and outside.

The applicant stated the building would be the primary focus, with outside storage being secondary.

Mr. Daniels asked if they had reviewed the conditions.

Ms. Chadwick stated that there were two, parking and fence materials. She wanted to know that as users occupied spaces, within the year, may the parking requirement be reduced or be reevaluated.

Ms. Chadwick requested that her applicant be allowed to use chip and tar for the outside storage area and be permitted to use a steel fence instead of a vinyl fence as indicated on the site plan.

Staff stated that current code does not allow for chip and tar, and that the cost for improvements can be covered by Tif or Enterprise Zone money. He also stated that the applicant is starting out with a lot of land, which is largely undeveloped, so the applicant could make the improvements and get access to these resources.

Ms. Taylor discussed the resources for site development, and the need for improvements to the area. She also stated that all improvements to the property will enhance the area, as well as, the property itself. She stated that she did not see that the request for tar and chip was appropriate.

Discussion on materials and types of vehicles being stored outside.

Staff requested that some condition be added to the approval that would not allow contractors to use the outside storage area for landscape materials or combustibles.

The applicant made a request to have the option to install steel fencing that will mirror the look of the building or to have vinyl. The end result will be determined by the cost.

The applicant was agreeable to leaving the parking requirements in place with the approval, but after end-user parking was determined by the renewal, there would be the capacity to reduce the parking administratively.

Mr. Daniels stated that it will not take 6 months to put up the building and the owner will likely know what his parking may be by fall. But, did not want to require the applicant to install this much parking for the type of work that he does. It doesn't make sense for him to spend this money to do this.

Mr. Quintanilla stated that the applicant could come back and request a reduction, and it may be supported given the businesses that will be occupying the space. He stated that Staff would be supportive of a reduction.

#### **NO PETITIONERS PRESENT**

#### **FINDINGS OF FACT HAVE BEEN MET**

#### **BOARD DISCUSSION**

Mrs. Taylor stated it is a similar use, office for office. It did not appear that its operations would be problematic.

Mrs. Taylor made a motion to approve a Special Use Permit to allow outside storage in conjunction with mini-warehouse storage in the IL (Light Industrial) Zoning District for 6800 Forest Hills Road with the following conditions.

1. The Special Use Permit expires with the change in property ownership, sale of the mini-warehouse storage business.
2. The Special Use Permit shall be revoked with verified complaints from adjacent businesses or property owners.
3. The primary building on Forest Hills Road shall provide the required 80 parking stalls, with 3 of the stalls being ADA compliant stalls.
4. All areas for driving and parking shall be paved and curbed. Existing concrete and asphalt areas shall all be repaired and resurfaced. No parking on impervious surfaces shall be permitted.
5. The Special Use Permit shall be renewed 1 year from the date of approval.
6. A dumpster enclosure shall be provided for the primary building and for the mini-warehouse storage buildings. The enclosure may be shared between the office/contractor building and the mini-warehouse businesses. The enclosure shall be poured concrete or masonry to adequately shield containers within. The enclosure shall be relocated behind the existing building. The use of chain link fencing shall not be permitted for the enclosure.
7. A 6 foot steel or vinyl privacy fence shall surround the mini-warehouse and outside storage areas. The steel or vinyl fence shall extend the full length of the southern parcel.
8. The storage of semis or semi tractor trailers shall not be permitted. No repairs or maintenance of vehicles shall be permitted at this location.
9. The area north of the mini-warehouse storage shall be restored back to grass, as indicated on the

site plan.

10. Eight foot deep landscape buffers shall be provided in front of the mini-warehouse storage facility, as well as, along the service drive frontage on Forest Hills Road. An updated landscape plan shall be provided to Staff for approval within 30 days. The updated plan shall include landscape islands in the parking area, as well as, both landscape buffers. Stand alone beds shall be provided for obscuring in between businesses on Riverside Boulevard.
11. All building setbacks shall be observed.
12. No storage of combustible or hazardous materials is permitted in the storage units or outside storage area.

Mr. Kutz second the motion. Motion carried by vote 3-0.

Mr. Quintanilla stated that the next meeting for the petition will be on April 1, 2024 in City Council Chambers at 4:30.

- C. Ms. Chadwick stated that they did not wish to proceed for the variance in the landscaping. She requested that the variance request be pulled from the docket for consideration.

## **6. Public Participation and Comment**

None

## **7. General Discussion**

Introduction of new board member, Jennifer Hall

Mrs. Daniels moved that the meeting be adjourned. Second by Mr. Kutz. Motion carried by vote. The meeting adjourned at 6:35 PM.

Secretary, Andrew Quintanilla



## ZONING BOARD OF APPEALS

### Community Development Department

Date: April 18, 2024

**SUBJECT:** A Special use Permit to allow event space for 30 percent of a commercial building in IL\_CR (Light Industrial\_Commercial Retail)

**LOCATION:** 4105 N. Perryville Road

**ZONING DISTRICT:**

North	IL_CR (Light Industrial_Commercial Retail)
South	IL_CR (Light Industrial_Commercial Retail)
East	IL_CR (Light Industrial_Commercial Retail)
West	IL_CR (Light Industrial_Commercial Retail)

**Property Information:**

**IL Requirements:**

**Setbacks:**

**Required:**

Front yard building setback	1/2 of right of way, 60 maximum
Side yard building setback	5 feet
Rear yard building setback	20 feet

**Provided:**

Front yard building setback	70 feet and 60 feet
Side yard building setback	90 feet and 5 feet
Rear yard building setback	

**Off-street parking:**

**Required:** The required parking is 51 parking stalls, 2 of which shall be ADA compliant parking stalls.

**Provided:** The applicant is providing 51 parking stalls, with 2 stalls being ADA compliant parking stalls.

**Dumpster enclosure:**

**Required:** Refuse disposal and recyclable material storage areas shall be required for commercial and industrial uses for the temporary storage of refuse and recyclable materials produced on site.

**Provided:** A trash enclosure is provided on the Back Street frontage.

**Landscaping:**

Required:	An 8 foot deep buffer filled with a variety of plants, bushes and trees should be installed across the frontage of the property, observing ingress/egress.
Provided;	The landscaping is existing from the previous owner. The property has a mixed variety of pines, trees, and plants. No further landscape is needed.
<b>Findings:</b>	<ol style="list-style-type: none"> <li data-bbox="235 451 1427 640">1 The establishment of the special use will not be detrimental to the public health or general welfare of the public. The applicant is requesting a special use to allow for assembly/event space. The property may include uses that would be more impactful to the area, while event space shall be less impactful to the zoning district. This type of service use is not generally an adverse use offered to the public.</li> <li data-bbox="235 682 1427 1060">2 The special use should not negatively impact the immediate vicinity for uses already permitted in the zoning district. The applicant is requesting permission to use 30 percent of the building for assembly. The use will largely be operating in the evenings and on weekends, and should not conflict with uses operating during the day. The required parking for the assembly is adequate, but uses such as these may generate excessive traffic. The applicant should have a cross parking arrangement in place to cover overflow parking. The use should not adversely impact or impair property values. The applicant should be mindful of the maintenance for exterior parking areas, noise, and loitering. The enclosure for the property has fallen into disrepair and should be reinstalled.</li> <li data-bbox="235 1102 1427 1333">3 The special use will not impede the normal orderly development of the surrounding properties. The majority of the use will be at the end of the business day. It is unlikely that the use will have an adverse impact to orderly development in the zoning district. The use will not include notable changes to the exterior of the building so, adjacent businesses should not be impacted with the establishment of the use.</li> <li data-bbox="235 1375 1427 1480">4 Adequate utilities, access and drainage will be provided as part of the site development and plan review process for both uses. Access is existing, and not new access will be required.</li> <li data-bbox="235 1522 1427 1627">5 Ingress/egress improvements are existing. The property is facing N. Perryville Road, however, access will be on a lesser traveled road behind the building on Back Street. No improvements to ingress/egress are required.</li> </ol>
<b>RECOMMENDATION:</b>	<p data-bbox="397 1648 1427 1732">Approve - A Special use Permit to allow event space for 30 percent of a commercial building in IL_CR (Light Industrial_Commercial Retail)</p> <p data-bbox="397 1732 1427 1774"><b>Conditions:</b></p> <ol style="list-style-type: none"> <li data-bbox="397 1795 1427 1837">1. The Special Use Permit expires with the change in property ownership.</li> <li data-bbox="397 1837 1427 1873">2. The Special Use Permit shall be revoked with verified complaints from adjacent</li> </ol>



businesses or property owners.

3. The property owner shall rebuild the dumpster enclosure.
4. The Special Use Permit shall be renewed 1 year from the date of approval.
5. The applicant shall obtain a cross parking arrangement with at least 1 adjacent property owner for overflow parking. Written consent shall be provided to Staff within 30 days of approval. No parking on unpaved surfaces shall be permitted.
6. If alcohol is to be served on the premises, the permit holder must obtain and maintain a City of Loves Park liquor license, and meet the building code requirements necessary for the issuance of a liquor license.
7. The establishment shall not be permitted to have live music, unless it is included, as part of a reception, banquet, or other similar occurrence happening on site. No concerts, paid or pre-paid ticket events, events with a cover charge at the door, or other events promoting alcohol shall be permitted.
8. The occupancy shall be limited to the capacity for the unit as determined by the Loves Park Fire Department. The occupancy for the unit includes employees, volunteers, caters and staff, and persons providing music, which includes dj's and musicians.
9. The applicant shall be required to undergo the plan review process to bring the unit under current building code standards for the use. The business shall not open to the public until all final inspection have been completed, and the certificate of occupancy has been issued.

APPROVAL / DENIAL / TABLED

**ATTACHMENTS:** See attachments

**ZONING BOARD  
RECOMMENDATIONS:**

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

**CONDITIONS:**

**AUDIENCE  
COMMENTS:**



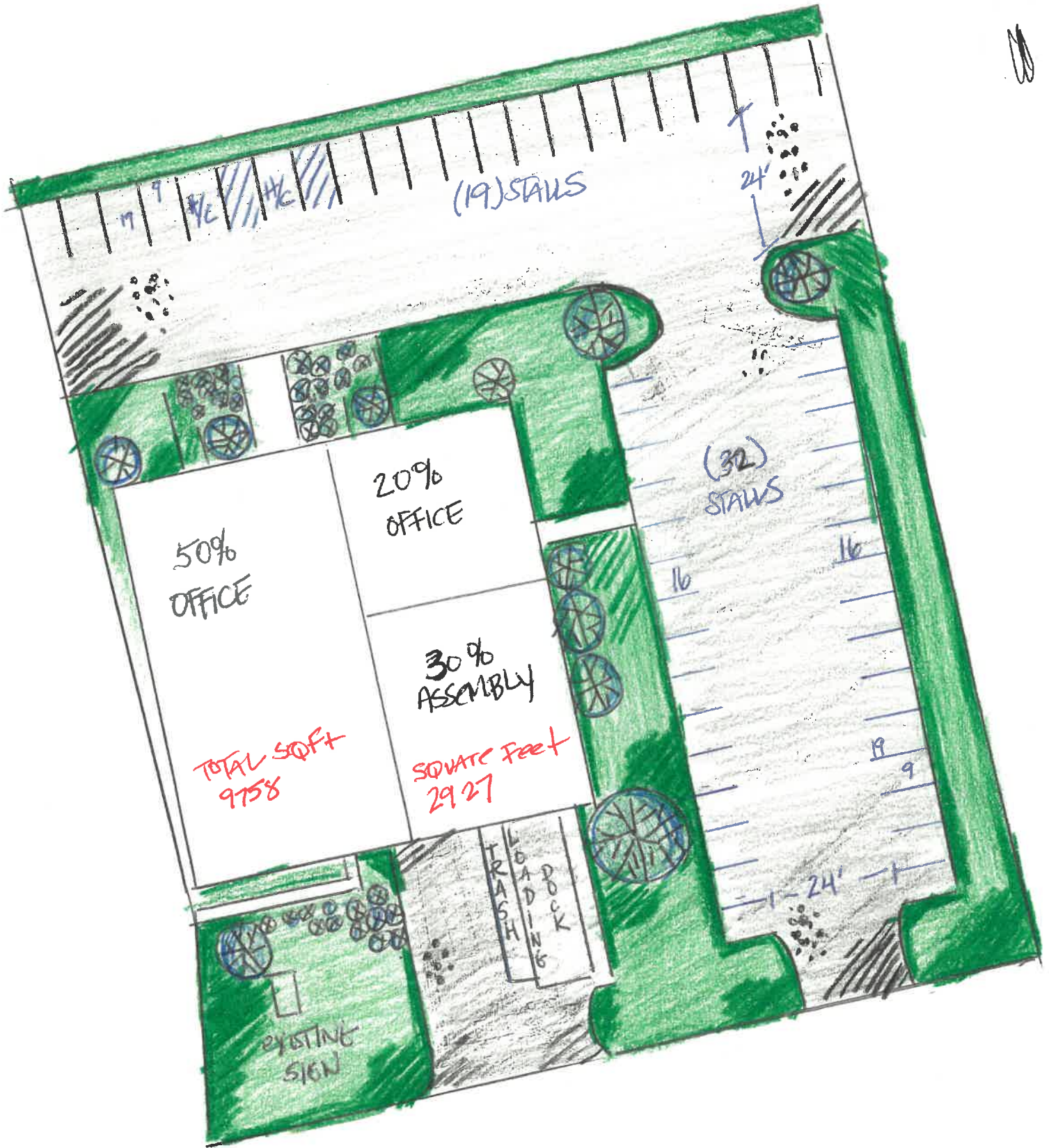
**PARCEL NUMBER:** 12-03-278-003

**ADDRESS:** 4105 N. Perryville Road

**ZONING DISTRICT:** IL\_CR (Light Industrial\_Commercial Retail)

**APPLICANT:** Eric Gillam  
4950 Nimtz Road  
Loves Park, Illinois 61111

**OWNER:** NIRIK, LLC  
4105 N. Perryville Road  
Loves Park, Illinois 61111



(19) STALLS

24'

50% OFFICE

20% OFFICE

(32) STALLS

30% ASSEMBLY

TOTAL SQFT  
9758

SQVARE Feet  
2927

LOADING  
DOCK

EXISTING  
SIGN

24'

16

16

19

9

**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.*

**4105 N. Perryville Road**

ZBA

- 1 \_\_\_\_\_ The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

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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:*

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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.

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

These findings have been adopted as the official Findings of Fact for the City of Loves Park, Zoning Board of appeals agenda item: 4105 N. Perryville Road

**Chairman**  
Kathy Nelson

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Signature

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Date





## ZONING BOARD OF APPEALS

### Community Development Department

Date: April 18, 2024

**SUBJECT:** A Special Use Permit to allow off-site storage of vehicles in conjunction with a vehicle sales lot in CG (Commercial General) Zoning District.

**LOCATION:** 4732 N. Second Street (Loves Park Auto) and 4722 N. Second Street (former Chens)

**ZONING DISTRICT:**

North	CG (Commercial General)
South	CG (Commercial General)
East	CG (Commercial General)
West	R1 (Single Family Residential)

**Property Information:**

**CG Requirements**

**Setbacks:**

**Required:**

Front yard building setback	1/2 right of way, 60 feet maximum
Side yard building setback	5 feet
Rear yard building setback	20 feet

**Provided:**

4732	Front yard building setback	85 feet	(existing)
	Side yard building setback	35 feet, 30 feet	(existing)
	Rear yard building setback	18 feet	(existing)
4722	Front yard building setback	63 feet	(existing)
	Side yard building setback	73 feet and 5 feet	(existing)
	Rear yard building setback	5 feet	(existing)

**Off-street parking:**

**Required:**

4732 The required parking for the business is 6 parking stalls, one of which shall be an ADA compliant stall. No parking required for off-site storage area. The applicant is required to provide vehicle circulation of 24 feet for perpendicular parking, and 17 feet for diagonal parking.

4722 No business is operating at this location. The property is does not provide adequate space for all of the vehicles the applicant wants to store on the property.

**Provided:**

4732 The site plan does not reflect that the required parking will be met where business will be conducted. The site plan doesn't provide adequate circulation. The only way

parking can be provided on the north and south of the building is if the parking is tandem. This style of parking may accommodate up to 8 vehicles on the northern and 8 vehicles on the southern property line (see aerial and calculations), with a total number of cars not to exceed 25. The lot can support the additional 6 stalls that are required.

4722 There will not be a business operating at this location. No required parking is necessary. However, as part of the petition, vehicle circulation should be observed. The northern property line on this property can support up to 16 vehicles observing vehicle circulation. The lot may support other vehicles, however, vehicles in their present state do appear to be promoting overcrowding of the lot.

**Dumpster enclosure:**

**Required:**

4732 Refuse disposal and recyclable material storage areas shall be required for  
4722 commercial and industrial uses for the temporary storage of refuse and recyclable materials produced on site.

**Provided:**

4732 A dumpster enclosure is not identified on the site plan. A dumpster is located outside, uncontained.  
4722 A dumpster enclosure is present. It is in disrepair. Staff is working with the owner to repair the existing enclosure outside of the special use request.

**Landscaping:**

**Required:**

4732 An 8 foot deep buffer filled with a variety of plants, bushes and trees should be installed across the frontage of the property, observing ingress/egress.  
4722 This lot will be used for off-site parking. No development will occur as part of the petition.

**Provided:**

4732 Some landscaping is existing from the previous owner. The property has a half dozen low lying shrubs. The previous owner did some landscaping, but it did not meet the intent of what the landscaping provides. The applicant can provide 2 trees as part of his petition. This will help soften the aesthetic from all the impervious surface.  
4722 No landscaping is required on this property for this petition as no business will be operating on this lot.

**Findings:**

1 The establishment of the special use will not be detrimental to the public health or

general welfare of the public. The applicant is requesting a special use to allow for offsite storage of vehicles in conjunction with an existing auto sales lot. The lots are contiguous and there is no real division of the properties due to the excessive impervious surface. It should not be problematic, but rather appear to be a part of the same business, at least until the property to the south sells. This type of use is not a detriment to the zoning district. There are several other uses in the zoning district that operate in the same manner.

- 2 The special use should not negatively impact the immediate vicinity for uses already permitted in the zoning district. The smaller sales lots have historically overcrowded lots on N. Second Street. Staff does not see that approving the special use is problematic, however, each parcel is subject to its limitations, for what the land can support. When Staff was notified of the excessive cars on these lots, he worked with the applicant to determine a realistic number for both parcels. At the time of a complaint vehicle circulation was not being observed, which also serves as a fire lane, in the event that a fire truck has to be on site. Congestion of vehicles on these small lots would be the main issue for concern, but as long as the lots are capable of supporting the vehicles, by limiting the number of vehicles per lot, there should be no problems.
- 3 The special use will not impede the normal orderly development of the surrounding properties. The properties are located in an established area of the City where the lots are much smaller by today's standards. These lots have been historically used by smaller businesses. The lot to the south has been vacant for several years, but is actively for sale. The applicant has expressed interest in using the lot to the south in conjunction with his auto sales lot until the lot changes hands.
- 4 Adequate utilities, access and drainage are existing and will not be redeveloped as part of the special use.
- 5 Ingress/egress improvements are existing. The applicant will not be redeveloping ingress/egress as part of the special use.

**RECOMMENDATION:**

Approval - A Special Use Permit to allow off-site storage of vehicles in conjunction with a vehicle sales lot in the CG (Commercial General) Zoning District.

**Conditions:**

1. The Special Use Permit expires with the change in property ownership of 4722 N. Second Street, parcel 11-12-480-014.
2. The Special Use Permit shall be revoked with verified complaints from adjacent businesses or property owners.
3. The applicant shall install a new dumpster enclosure for the existing dumpster.
4. The Special Use Permit shall be renewed 1 year from the date of approval.
5. Two Bradford Pear trees shall be installed in the landscape bed for 4732



N. Second Street, parcel 11-12-480-012. The landscape bed shall be tended to and free from weeds, and trash at all times. The applicant is responsible for the replacement and maintenance all landscape plants and materials.

6. Only 16 vehicles shall be permitted on parcel 4722 N. Second Street. The 24 feet of vehicle circulation shall be remain clear of vehicles available for sale at all times. Vehicles may only be allowed to be parking on the northern property line for this petition. 4732 N. Second Street shall only be permitted 25 vehicles for sale, observing 24 feet of vehicle circulation around the building and in parking areas.
7. The parking lot at 4732 N. Second shall be resurfaced and striped. The lot to the south, 4722 N. Second Street, shall be resurfaced and striped, but only the area where the 16 vehicles still be stored.

APPROVAL / DENIAL / TABLED

**ATTACHMENTS:** See attachments

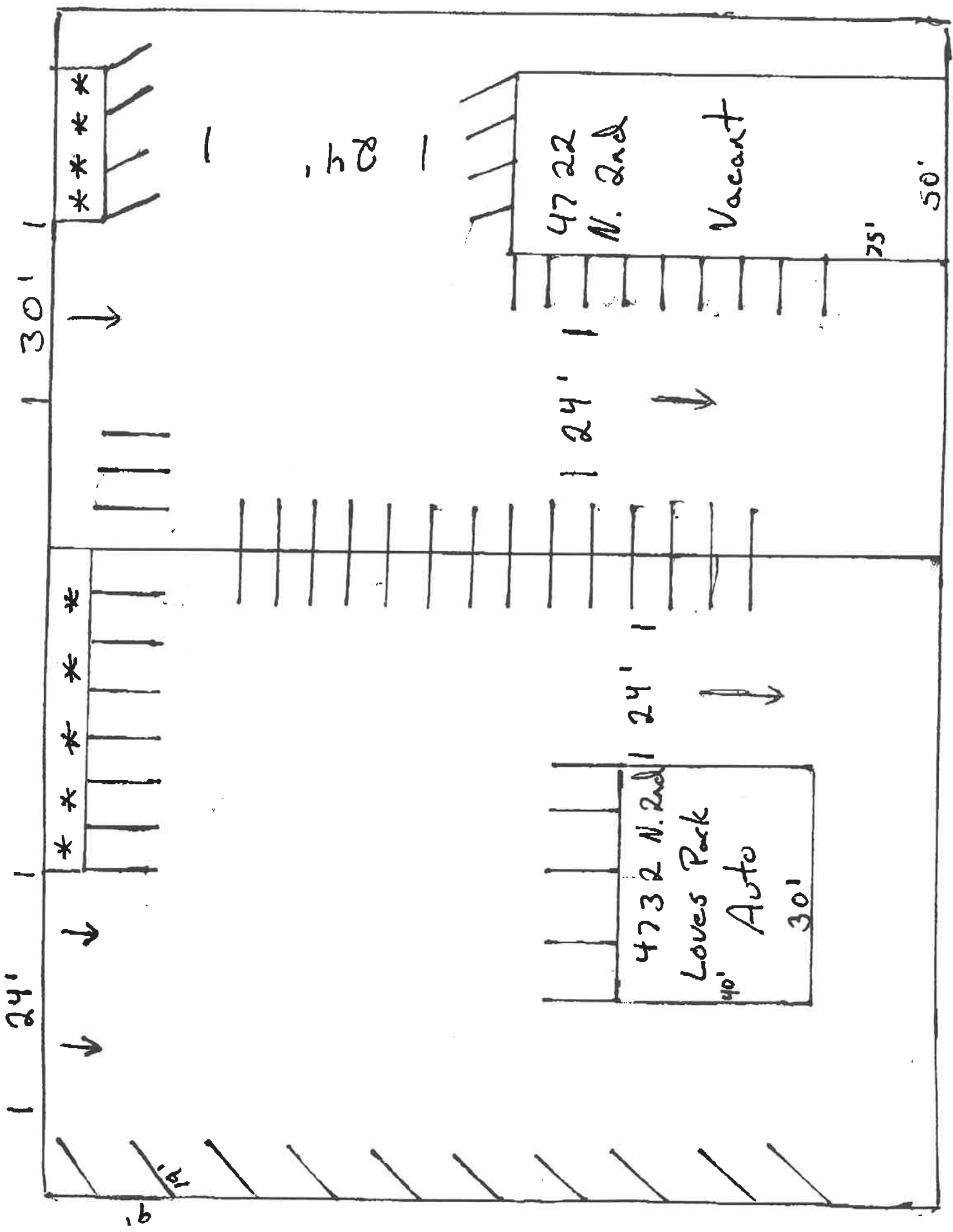
**ZONING BOARD  
RECOMMENDATIONS:**

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

**CONDITIONS:**

**AUDIENCE  
COMMENTS:**





24'

30'

24'

4732 N. 2nd  
Loves Park  
Auto  
40' 30'

4722  
N. 2nd  
Vacant  
25' 50'

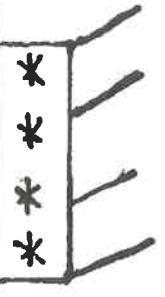
19'

6'

25000000 \$

24'

30'



Parcel  
11-12-480-014

4722  
N. 2nd

Vacant

75'

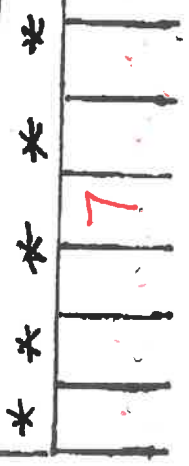
50'



2 SIGN

16  
vehicles

24'



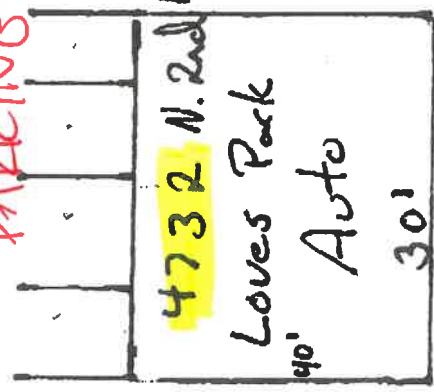
25 vehicles for  
SALE

8  
vehicles

1 | 2 |

6 required  
PARKING

24'



4732 N. 2nd

Loves Park  
Auto

30'

PARCELS

11-12-480-012  
11-12-480-013



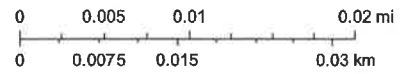
8  
vehicles

16



April 9, 2024

1:480



2 stalls  
 500 / 124 1/2 = 3 stalls  
 2 employees  
 -----  
 5 stalls  
 1/H/C

WinGIS



4732 N. Second Street





4722 N. Second Street







**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.*

**4732 N. Second 4722 N. Second Street**

ZBA

- 1 \_\_\_\_\_ The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

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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:*

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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.

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

These findings have been adopted as the official Findings of Fact for the City of Loves Park, Zoning Board of appeals agenda item: **4732 N. Second 4722 N. Second Street**

**Chairman**  
Kathy Nelson

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Signature

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Date