

City Council Agenda _____	2
City Council Minutes _____	4
Police Department Report _____	7
Fire Department Report _____	8
Street Report _____	9
Water Report _____	10
Finance Committee Agenda & Minutes _____	11
Zoning Board of Appeals Agenda & Minutes _____	13
Civil Service Commission Agenda _____	16
Ordinance 2nd Reading - SUP 5870 E Riverside Blvd. _____	17

LOVES PARK CITY COUNCIL AGENDA
MONDAY, SEPTEMBER 13, 2021- 6 P.M.
CITY COUNCIL CHAMBERS

- I. CALL TO ORDER**

- II. INVOCATION & PLEDGE OF ALLEGIANCE**
 - 1. Invocation given by Alderman Mark Peterson, followed by the Pledge of Allegiance.**

- III. ROLL CALL**

- IV. APPROVAL OF CITY COUNCIL MINUTES OF PREVIOUS MEETING**

- V. COMMUNICATIONS, MAYOR'S REPORT AND ANNOUNCEMENTS**

- VI. APPROVE PAYMENT OF BILLS**

- VII. OFFICER'S REPORTS**
 - 1. Public Safety**
 - 2. Public Works**

- VIII. COMMITTEE REPORTS**
 - 1. Finance and Administration/J. Jacobson (Finance, Personnel, Buildings & Grounds, Purchasing, Recreation & Beautification)**
 - 2. Public Safety/Allton (Police, Fire, Public Safety & Health)**
 - 3. Public Works/Schlensker (Street, Water & Utilities)**
 - 4. Codes and Regulations/Warden (Ordinances & Licenses)**
 - 5. Community Development/Pruitt (Development, Planning, Zoning, Annexation, Building & Drainage)**

- IX. UNFINISHED BUSINESS**

X. NEW BUSINESS

XI. RESOLUTIONS & MOTIONS

XII. ORDINANCES 2ND READING

- 1. Ordinance providing for a Special Use Permit for the property known as 5870 E. Riverside Blvd.**

XIII. ORDINANCES 1ST READING

XIV. PUBLIC COMMENT

Anyone wishing to speak at the city council meeting shall contact the Mayor's office by 4:00 p.m. the day of the council meeting at 815-654-5030.

XV. EXECUTIVE SESSION

XVI. GOOD OF THE ORDER

XVII. ADJOURNMENT

CITY COUNCIL, CITY OF LOVES PARK, ILLINOIS
Journal of Proceedings
Regular Meeting, Tuesday, September 7, 2021
City Hall Council Chambers

Mayor Gregory Jury called the meeting to order at 6:00 p.m.

Alderman John Pruitt opened the meeting with an invocation, followed by the Pledge of Allegiance.

Present: Mayor Gregory Jury

Aldermen Dan Jacobson, John Pruitt, Jim Thompson, Mark Peterson, A. Marie Holmes, Doug Allton, Nancy Warden, John Jacobson (via zoom)

Absent: Aldermen Robert Schlensker, Jim Puckett

Also Present: City Clerk Bob Burden
City Attorney Gino Galluzzo

1. Approve Minutes 08/30/21 The Journal of Proceedings for the regular meeting of August 30, 2021 was approved as submitted by the city clerk on a motion by Alderman Pruitt. Second by Alderman Allton. Motion carried. 8 Ayes (Aldermen Dan Jacobson, Pruitt, Thompson, Peterson, Holmes, Allton, Warden, John Jacobson) 2 Absent (Aldermen Schlensker, Puckett)
2. SEP/Nikolas Ritschel 7K Race/Walk Request Received a Special Event Permit application from the Nikolas Ritschel Foundation to hold a 7K race/walk on a portion of Loves Park streets on Saturday, October 9, 2021, from 8:00 a.m. to 12:00 noon. Referred to Alderman Warden of the Codes and Regulations Committee.
3. SEP/Nikolas Ritschel 5K Race/Walk Approved Alderman Warden of the Codes and Regulations Committee moved to approve a Special Event Permit from the Nikolas Ritschel Foundation to hold a 7K race/walk on a portion of Loves Park streets on Saturday, October 9, 2021, from 8:00 a.m. to 12:00 noon. Second by Alderman Thompson. Motion carried by voice vote.
4. Cd Source Mural Party Mayor Jury announced that a party will be held at CD Source for the mural painting on Thursday, September 9, 2021 from 5:00 p.m. to 7:00 p.m.
5. Constitution Week City Treasurer John Danielson presented a proclamation to Peggy Mangiaforte of Daughters of American Revolution, proclaiming the week of September 17 through September 23, 2021 to be "Constitution Week", in the City of Loves Park.
6. Proclamation Peggy Mangiaforte thanked city council for supporting the proclamation.
7. POW/MIA Recognition Day Mayor Jury presented a proclamation to Bruce Jacobson of Vietnam2Now, proclaiming Friday, September 17, 2021 to be "POW/MIA Recognition Day" in the City of Loves Park.
8. Proclamation Bruce Jacobson thanked city council for supporting the proclamation.
9. General Fund Bills Alderman John Jacobson presented the General Fund and all other bills dated August 30, 2021 in the amount of \$122,283.32, and moved that they be paid. Second by Alderman Peterson. Motion carried. 8 Ayes (Aldermen Dan Jacobson, Pruitt, Thompson, Peterson, Holmes, Allton, Warden, John Jacobson) 2 Absent (Aldermen Schlensker, Puckett)

10. Water Department Bills Alderman John Jacobson presented the Water Department bills dated August 30, 2021 in the amount of \$49,778.87, and moved that they be paid. Second by Alderman Peterson. Motion carried. 8 Ayes (Aldermen Dan Jacobson, Pruitt, Thompson, Peterson, Holmes, Allton, Warden, John Jacobson) 2 Absent (Aldermen Schlensker, Puckett)
11. Public Safety Report Alderman Allton presented the Police Department Report dated September 7, 2021; Fire Department Report dated September 7, 2021, to be placed on file.
12. Public Works Report Alderman John Jacobson presented the Street Department Report dated September 7, 2021; presented the Water Department Report for September 7, 2021, to be placed on file.
13. Finance and Administration Committee Alderman John Jacobson of the Finance and Administration Committee presented the General Fund and all other bills dated September 7, 2021 in the amount of \$274,995.15, for consideration at next week's city council meeting; presented the Treasurer's Report for June 2021, with an ending balance of \$8,468,245.80; presented the minutes from the committee meeting held August 30, 2021, to be placed on file.
14. Public Works Committee Alderman John Jacobson of the Public Works Committee presented the Water Department list of bills dated September 7, 2021 in the amount of \$13,939.89, for consideration at next week's city council meeting.
15. Community Development Alderman Pruitt of the Community Development Committee presented the minutes from the committee meeting held July 26, 2021, to be placed on file.
16. Don's Appliance Service Redevelopment Agreement Alderman John Jacobson presented the following resolution and moved for its adoption: **RESOLVED**, that by the adoption of this Resolution, that the City of Loves Park, Illinois, is authorized to enter into a Redevelopment Agreement with Michael and Kelli Hobel, Don's Appliance Service, ("Developer"), relating to property located within the North Second Street Tax Increment Financing Redevelopment Project Area, as per the attached Redevelopment Agreement. Second by Alderman Peterson. Motion carried. 8 Ayes (Aldermen Dan Jacobson, Pruitt, Thompson, Peterson, Holmes, Allton, Warden, John Jacobson) 2 Absent (Aldermen Schlensker, Puckett)
RESOLUTION NO. 21-78
17. ORD 4432-21
Class A Liquor License For 2189 Windsor Road Alderman Warden presented for second reading an ordinance approving a Class A Liquor License for the property known as 2189 Windsor Road, and moved for passage of the ordinance. Second by Alderman Dan Jacobson. Motion carried. 8 Ayes (Aldermen Dan Jacobson, Pruitt, Thompson, Peterson, Holmes, Allton, Warden, John Jacobson) 2 Absent (Aldermen Schlensker, Puckett)
ORDINANCE NO. 4432-21
18. ORD 4433-21
Class A Liquor License For 1957 Harlem Road Alderman Warden presented for second reading an ordinance approving a Class A Liquor License for the property known as 1957 Harlem Road, and moved for passage of the ordinance. Second by Alderman Dan Jacobson. Motion carried. 8 Ayes (Aldermen Dan Jacobson, Pruitt, Thompson, Peterson, Holmes, Allton, Warden, John Jacobson) 2 Absent (Aldermen Schlensker, Puckett)
ORDINANCE NO. 4433-21
19. 1st Reading
SUP For 5870 E. Riverside Blvd. Alderman Pruitt presented for first reading an ordinance providing for a Special Use Permit for the property known as 5870 E. Riverside Blvd., and moved to waive the reading of the ordinance as all aldermen have been provided copies. Second by Alderman Warden. Motion carried. 8 Ayes (Aldermen Dan Jacobson, Pruitt, Thompson, Peterson, Holmes, Allton, Warden, John Jacobson) 2 Absent (Aldermen Schlensker, Puckett) Laid over

20. 1st Reading
Variance For
4802 Illinois
Street Alderman Pruitt presented for first reading an ordinance providing for a Variance for the property known as 4802 Illinois Street, and moved to waive the reading of the ordinance as all aldermen have been provided copies. Second by Alderman Warden. Motion carried. 8 Ayes (Aldermen Dan Jacobson, Pruitt, Thompson, Peterson, Holmes, Allton, Warden, John Jacobson) 2 Absent (Aldermen Schlensker, Puckett) Laid over
21. Suspend Rules Alderman Pruitt moved to suspend any and all rules to bring the Variance for 4802 Illinois Street in for second reading. Second by Alderman Warden. Motion carried. 8 Ayes (Aldermen Dan Jacobson, Pruitt, Thompson, Peterson, Holmes, Allton, Warden, John Jacobson) 2 Absent (Aldermen Schlensker, Puckett)
22. ORD 4434-21
Variance For
4802 Illinois
Street Alderman Pruitt presented for second reading an ordinance providing for a Variance for the property known as 4802 Illinois Street, and moved for passage of the ordinance. Second by Alderman Warden. Motion carried. 8 Ayes (Aldermen Dan Jacobson, Pruitt, Thompson, Peterson, Holmes, Allton, Warden, John Jacobson) 2 Absent (Aldermen Schlensker, Puckett)
ORDINANCE NO. 4434-21
23. Adjourn Alderman Pruitt moved that the meeting be adjourned. Second by Alderman Allton. Motion carried by voice vote. The meeting was adjourned at 6:18 p.m.

APPROVED:

Robert J. Burden, City Clerk

STANDING COMMITTEE MEETINGS:

Community Development:	Following Council Meeting 6:15 p.m.
Finance and Administration:	Prior to Council Meeting 5:40 p.m.
Public Works:	Prior to Council Meeting 5:15 p.m.
Zoning Board of Appeals:	3 rd Thursday of the Month 5:30 p.m.



LOVES PARK **POLICE**

540 Loves Park Drive, Loves Park, IL 61111
Phone 815/654-5015 Fax 815/633-0555

To: Alderman Doug Allton

From: Chief Charles Lynde

Date: 09/13/2021

Subject: Police Activity Report

Police activity report for the week of 08/29/2021 through 09/04/2021

Calls for Service 528

Total Number of Arrests 175

Accidents 6

MICHAEL MCCAMMOND
DEPUTY CHIEF OF POLICE

CHARLES LYNDE
CHIEF OF POLICE

SHANE LYNCH
DEPUTY CHIEF OF POLICE

Loves Park FD

Loves Park, IL

This report was generated on 9/9/2021 8:35:55 AM



Incident Statistics

Zone(s): All Zones | Start Date: 08/30/2021 | End Date: 09/06/2021

INCIDENT COUNT			
INCIDENT TYPE		# INCIDENTS	
EMS		70	
FIRE		14	
TOTAL		84	
TOTAL TRANSPORTS (N2 and N3)			
APPARATUS	# of APPARATUS TRANSPORTS	# of PATIENT TRANSPORTS	TOTAL # of PATIENT CONTACTS
TOTAL			
PRE-INCIDENT VALUE		LOSSES	
\$0.00		\$0.00	
CO CHECKS			
736 - CO detector activation due to malfunction		1	
TOTAL		1	
MUTUAL AID			
Aid Type		Total	
Aid Given		6	
Aid Received		6	
OVERLAPPING CALLS			
# OVERLAPPING		% OVERLAPPING	
27		32.14	
LIGHTS AND SIREN - AVERAGE RESPONSE TIME (Dispatch to Arrival)			
Station	EMS	FIRE	
Station #1	0:03:58		
Station #2	0:06:59	0:06:34	
AVERAGE FOR ALL CALLS			0:06:45
LIGHTS AND SIREN - AVERAGE TURNOUT TIME (Dispatch to Enroute)			
Station	EMS	FIRE	
Station #1	0:01:10		
Station #2	0:02:09	0:01:24	
AVERAGE FOR ALL CALLS			0:01:46
AGENCY	AVERAGE TIME ON SCENE (MM:SS)		
Loves Park FD	16:42		

Only Reviewed Incidents included. EMS for Incident counts includes only 300 to 399 Incident Types. All other incident types are counted as FIRE. CO Checks only includes Incident Types: 424, 736 and 734. # Apparatus Transports = # of incidents where apparatus transported. # Patient Transports = All patients transported by EMS. # Patient Contacts = # of PCR contacted by apparatus. This report now returns both NEMSIS 2 & 3 data as appropriate. For overlapping calls that span over multiple days, total per month will not equal Total count for year.





**Department of Public Works
Street Department Weekly Activity Report**

Submitted by: David Jacobson
Public Works Foreman

Week of September 3, 2021 thru September 10, 2021

Previous week's activity:

1. Repaired flags at City Hall.
2. Continue sidewalk and catch basin repair/ replacement east of N2nd.
3. Finished mowing country roads.
4. Continue mowing.

Proposed work:

1. Continue sidewalk / catch basin repairs east of N2nd.
2. Start to clean the drainage ditch.
3. Continue mowing.
4. Cold patch as needed



Loves Park Water Department Weekly Activity Report

Submitted by: Craig McDonald
Department Manager

Date: 8/30/21-9/6/21

Previous week's activity:

1. Routine work:
 - a. Install new meters
 - b. JULIE locates
 - c. Chemical tests
 - d. Backwash wells as needed
 - e. Read commercial and residential meters
2. Continued replacing large commercial meters and install ERT'S.
3. Continued operating all remaining hydrants for ISO compliance
4. Repaired curb box at 626 Lawn Dr.
5. Repaired curb box at 607 Frances Ave.
6. Updated MSDS Sheets.

Work anticipated for this week:

7. Routine work
8. Continue replacing large commercial meters and install ERT'S.
9. Continue operating all remaining hydrants for ISO compliance.
10. Continue monitoring water main installation for phase 1 of the River Lane reconstruction project.
11. Repair service leak at 6330 Park Ridge.
12. Repair curb box at 5414 East Dr.

**CITY OF LOVES PARK
AGENDA
FINANCE & ADMINISTRATION COMMITTEE
MONDAY, SEPTEMBER 13, 2021 – 5:40 P.M.
CITY COUNCIL CHAMBERS**

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF MINUTES**
4. **ITEMS FOR CONSIDERATION**
5. **LIST OF BILLS**
6. **GENERAL DISCUSSION/PUBLIC COMMENT**
Anyone wishing to speak at the Finance Committee meeting shall contact the Mayor's office by 4:00 p.m. the day of the scheduled meeting at 815-654-5030.
7. **ADJOURN**

FINANCE AND ADMINISTRATION COMMITTEE
MEETING MINUTES
CITY HALL COUNCIL CHAMBERS

DATE OF MEETING: September 7, 2021

CALLED TO ORDER: 5:45 P.M.

MEMBERS PRESENT: Aldermen John Jacobson, Mark Peterson, John Pruitt

MEMBERS ABSENT: Alderman Jim Puckett

ALSO PRESENT: Attorney Gino Galluzzo, Aldermen A. Marie Holmes, Doug Allton,
Nancy Warden, Dan Jacobson, James Thompson, Deputy Police
Chief Shane Lynch

MINUTES APPROVAL: August 30, 2021

Alderman Peterson moved to approve minutes. Second by Alderman Pruitt.
Motion carried. 3 Ayes – 0 Nays

ITEMS FOR CONSIDERATION

1. List of Bills: No questions or concerns.
2. Items for consideration.
 - A. Resolution authorizing the City of Loves Park to enter into a Redevelopment Agreement with Michael and Kelli Hobel, Don's Appliance Service, relating to property located within the North Second Street TIF Redevelopment Project Area.

Alderman Peterson moved to approve. Second by Alderman Pruitt.
Motion carried. 3 Ayes – 0 Nays

3. General Discussion.

4. Adjournment.

Alderman Peterson moved for adjournment. Second by Alderman Pruitt.
Motion carried. 3 Ayes – 0 Nays

Adjournment: 5:53 P.M.

RESPECTFULLY SUBMITTED: ALDERMAN JOHN JACOBSON OF THE FINANCE COMMITTEE



AGENDA
LOVES PARK ZONING BOARD OF APPEALS
September 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 **August 19, 2021** meeting
3. Report from the Zoning Office - None
4. Unfinished business – None
5. New business –
 - A. **6312 SPRUCE STREET** – A Variance to install an auxiliary parking pad in front of the existing garage and alongside of the existing driveway in the R1 (Single Family Residential) Zoning District.
 - B. **5100 N. MULFORD ROAD** – A Special Use Permit to allow self-storage buildings in the CR (Commercial Retail) Zoning District.
 - C. **1616 WINDSOR ROAD** (08-32-351-003 & 08-32-351-004) – A Special Use Permit for outdoor storage in conjunction with a metal recycling business.
 - 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.
 - E. **TENTATIVE PLAT – KINGS ACRES / BRECKENRIDE REMAINDER**
6. Public participation & comment
7. General discussion
8. Adjournment

Andrew Quintanilla
Zoning Officer

MINUTES OF THE LOVES PARK ZONING BOARD OF APPEALS
THURSDAY, AUGUST 19, 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, LYNDI TOO HILL, BEN DANIELSON,
JASON VANDIVER, CATHY NELSON, TINO RIVERA

MEMBERS ABSENT: LUKE CARLSON

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

2. MINUTES

Mrs. Nelson moved to approve the minutes from the meeting July 15, 2021. Second by Mrs. Toohill. Motion carried by voice vote.

3. ZONING OFFICE REPORT

Mr. Quintanilla corrected two errors on the Agenda; Item A. change “pat” to “pad” and in Item B. change 5872 to 5870.

4. UNFINISHED BUSINESS

5. NEW BUSINESS

- A. **4802 ILLINOIS STREET** – Variance to establish an auxiliary parking pad in front of and alongside of the existing driveway in the R1 Zoning District. Appropriate notice has been given.

Shannon Schroeder, 4802 Illinois Street, Loves Park, IL was sworn in as Petitioner and she indicated that they are requesting a Variance for a parking pad in front of and alongside the existing driveway to allow for a handicap vehicle for a handicap person that will reside at the residence part time.

No objectors present

Mrs. Nelson moved to approve a Variance to establish an auxiliary parking pad in front of and alongside of the existing driveway in the R1 Zoning District for the property known as 5319 Bennett Street, with the condition that the approval of the Variance shall only permit improvements on private property and the auxiliary pad shall taper 5-ft from the property line to meet the existing driveway. Second by Mrs. Toohill. The findings of the facts have been met and discussed in accordance with the zoning recommendations provided.

MOTION APPROVED 5-0

- B. **5870 E. RIVERSIDE BLVD** – Special Use Permit for an oil change service establishment in the CR Zoning District.

Mark Huonder, Fort Worth, Texas was sworn in as Petitioner and he indicated that he is requesting a Variance for an oil change business that allows the customer to remain in their vehicle while being serviced.

Mrs. Nelson commented for the record that the property will be replatted and that the Final Plat of the property is still in process.

No objectors present.

Mr. Danielson moved to approve a Special Use Permit for an oil change service establishment in the CR Zoning District for the property known as 5870 E. Riverside Blvd., with the following conditions:

1. The Special Use Permit shall expire with the change in business use.
2. The applicant shall extend the landscape berm to the west property line. The berm shall not be required to extend to the eastern property line. The small section can mirror the established curb installed by the carwash to the east. Six additional trees that grow to height of 20-ft or more when matured shall also be installed. The trees shall be some combination of Maple, Oak, or Elm tree and be situated in proximity to the development. Additionally, the business or landowner shall be responsible for the maintenance, repair, and replacement of all landscaping materials. Plant materials in landscape bed area shall be maintained in a healthy growing condition, free from refuge, debris, and weeds at all times.
3. The tree line along the western property line shall not be completely removed. A buffer shall remain between the residence and the business.
4. All business signage shall meet the requirements of Article VI, Section 102-284.
5. The dumpster enclosure shall be constructed of masonry on three sides, with a site-obscuring gate. The use of chain link and vinyl slats shall not be permitted.

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

6. PUBLIC PARTICIPATION AND COMMENT

None

7. General Discussion

None

Mrs. Nelson moved that the meeting be adjourned. Second by Mrs. Toohill. Motion carried by voice vote. The meeting adjourned at 5:54 p.m.

Sheila Mills, Secretary



GREGORY R. JURY, MAYOR - ROBERT J. BURDEN, CITY CLERK - JOHN C. DANIELSON, CITY TREASURER

CIVIL SERVICE COMMISSION OF THE CITY OF LOVES PARK AGENDA

City Hall, 100 Heart Boulevard, Loves Park, IL 61111

Tuesday, September 14, 2021 at 7:30 a.m.

- I. Call to Order
- II. Public Comment
- III. Old Business
 - A. Approval of Minutes: July 6, 2021 and August 10, 2021
(*action item*)
- IV. New Business
 - A. Police Department – Disqualifications from Eligibility List
 - B. Police Department – Mandatory Vaccinations for Candidates
 - C. Schedule next Meeting
- V. Adjournment

* Items indicated as “closed session” may be conducted in closed session pursuant to Section 2(c)(1) of the Open Meetings Act, 5 ILCS 120/2(c)(1) or other applicable provisions of the Act.

ORDINANCE NO.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LOVES PARK,
ILLINOIS:

WHEREAS, upon the petition for a Special Use Permit as provided for in Ordinance No. 795 of the City of Loves Park, Illinois and

WHEREAS, a public hearing before the Zoning Board of Appeals was held thereon after due notice in the manner provided by law, and

WHEREAS, said Board has made a report containing findings of fact and recommending the approval of the Special Use Permit

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LOVES PARK, ILLINOIS:

That a Special Use Permit for an oil change service establishment in the CR (Commercial Retail) Zoning District under the terms of the Zoning Ordinance No. 795 of the City of Loves Park, Illinois, is hereby granted on property legally described as follows:

A tract of land being part of Lot 4 of "Final Plat No. 2 of Road Ranger", recorded on December 7, 2017 in Book 49 of Plats, Page 143B of the Winnebago County Recorder's office in the northeast Quarter of Section 4, Township 44 North, Range 2 East of the Third Principle Meridian, City of Loves Park, Winnebago County, Illinois to wit:

Beginning at a found concrete right of way monument at the Southwest Corner of said Lot 4, also being on the North Right of Way line of East Riverside Boulevard, thence along the west line of said Lot 4 and the northerly projection there of N00°-48'-22" W 280.67 ft. to a set iron rod; thence leaving said line N88°-53'-44"E 150.61 ft. to a set iron rod at the Northwest Corner of Lot 3 of said plat; thence along the west line of said Lot 3 S00°-59'-49"E 279.74 ft. to a set iron rod at the Southwest Corner of said Lot 3, also being on said North Right of Way line; thence along the south line of said Lot 4 and said Right of Way line S88°32'-37"W 151.55 ft. to the point of beginning. Containing 0.97 acres. Subject to Subdivision Plat.

PROPERTY CODE: 12-04-276-014
COMMONLY KNOWN AS: 5870 E. Riverside Boulevard

Conditions:

1. The Special Use Permit expires with the discontinuance in business use.
2. The applicant shall extend the landscape berm to the west property line. The berm shall not be required to extend to the eastern property line. The small section can mirror the established curb installed by the car wash to the east. Six additional trees that grow to a height of 20 feet or more when matured shall also be installed. The trees shall be

some combination of Maple, Oak, or Elm tree and be situated in close proximity to the development. Additionally, 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.

3. The tree line along the western property line shall not be completely removed. A buffer shall remain between the residence and the business.
4. All business signage shall meet the requirements of Article VI, Section 102-284.
5. The dumpster enclosure shall be constructed of masonry on three sides, with a site obscuring gate. The use of chain link and vinyl slats shall not be permitted.

The findings and recommendation of the Zoning Board of Appeals on the question of granting this Special Use Permit, in addition to the Site Plan approved by the Zoning Board of Appeals, are hereby accepted, adopted and made a part of this Ordinance. This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

A P P R O V E D:

MAYOR

A T T E S T:

CITY CLERK

PASSED:
APPROVED:
PUBLISHED:

SITE PLAN

SCALE: 1" = 20'

- NOTES:**
- The Contractor shall coordinate with the City of Loves Park, Illinois, regarding all utility lines and easements shown on this site plan. The Contractor shall be responsible for obtaining all necessary permits and approvals from the City of Loves Park, Illinois, prior to the start of construction. The Contractor shall also coordinate with the Illinois Commerce Board regarding all utility lines and easements shown on this site plan.
 - Contractor shall verify all utility lines and easements shown on this site plan. The Contractor shall be responsible for obtaining all necessary permits and approvals from the City of Loves Park, Illinois, prior to the start of construction. The Contractor shall also coordinate with the Illinois Commerce Board regarding all utility lines and easements shown on this site plan.
 - The site is located in the City of Loves Park, Illinois, and is subject to all applicable zoning and subdivision regulations. The Contractor shall be responsible for obtaining all necessary permits and approvals from the City of Loves Park, Illinois, prior to the start of construction. The Contractor shall also coordinate with the Illinois Commerce Board regarding all utility lines and easements shown on this site plan.
 - The site is located in the City of Loves Park, Illinois, and is subject to all applicable zoning and subdivision regulations. The Contractor shall be responsible for obtaining all necessary permits and approvals from the City of Loves Park, Illinois, prior to the start of construction. The Contractor shall also coordinate with the Illinois Commerce Board regarding all utility lines and easements shown on this site plan.

LOVES PARK, ILLINOIS
Net Lease Development LLC
P.O. BOX 100843
Fort Worth, TX 76185

REVISIONS

No.	By	Date	Description
1			
2			
3			
4			
5			

DATE: 01/21/21
 SCALE: 1" = 20'
 SHEET NAME: SITE PLAN
 SHEET NO.: SP-1

ABBREVIATION LEGEND

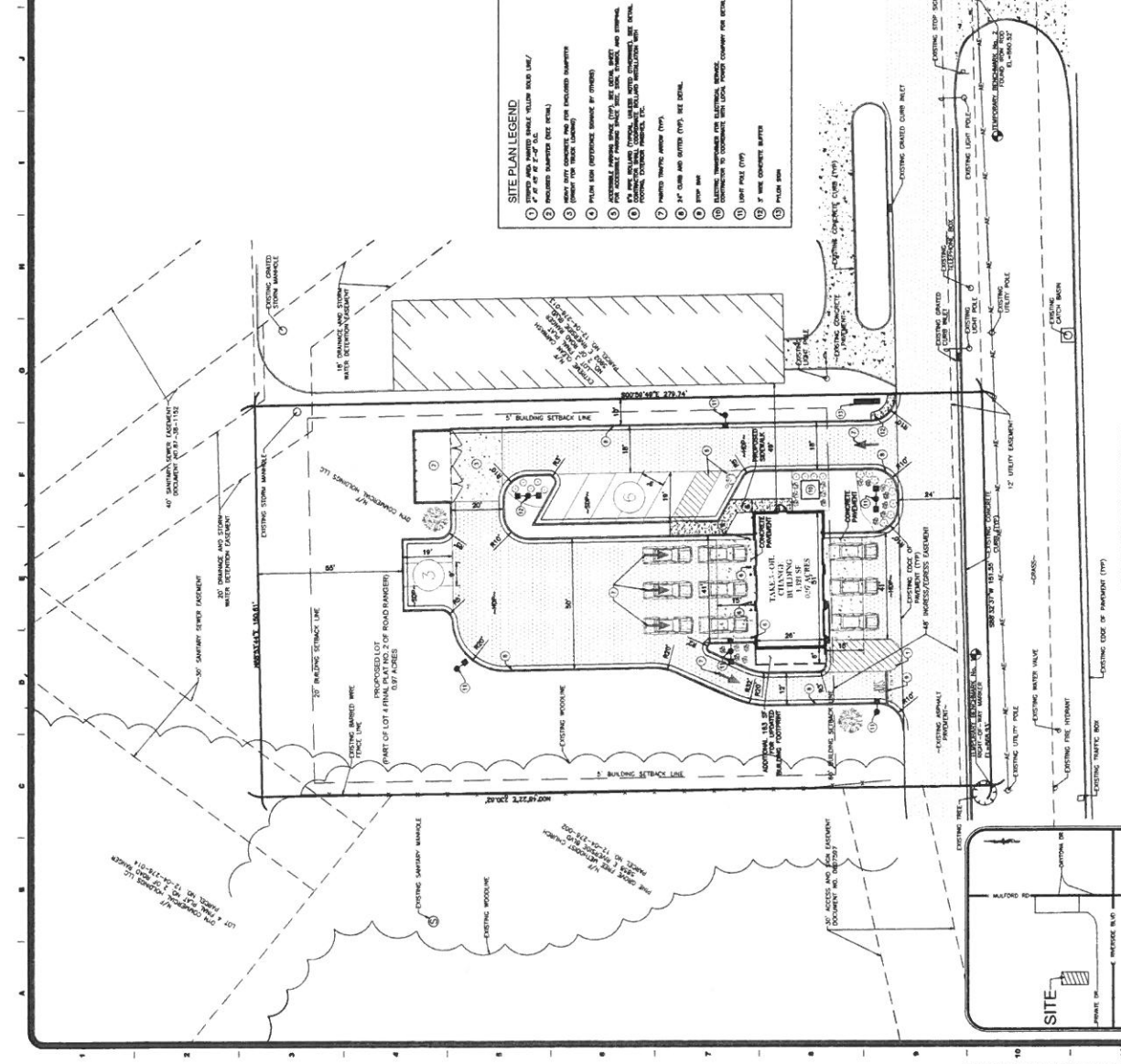
ABBREVIATION	DESCRIPTION
1	1" WIDE CONCRET CURB
2	2" WIDE CONCRET CURB
3	3" WIDE CONCRET CURB
4	4" WIDE CONCRET CURB
5	5" WIDE CONCRET CURB
6	6" WIDE CONCRET CURB
7	7" WIDE CONCRET CURB
8	8" WIDE CONCRET CURB
9	9" WIDE CONCRET CURB
10	10" WIDE CONCRET CURB
11	11" WIDE CONCRET CURB
12	12" WIDE CONCRET CURB
13	13" WIDE CONCRET CURB
14	14" WIDE CONCRET CURB
15	15" WIDE CONCRET CURB
16	16" WIDE CONCRET CURB
17	17" WIDE CONCRET CURB
18	18" WIDE CONCRET CURB
19	19" WIDE CONCRET CURB
20	20" WIDE CONCRET CURB

SITE PLAN LEGEND

DESCRIPTION	SYMBOL
APRIL ELECTRIC	(Symbol)
UTILITY POLE	(Symbol)
STANDARD DUTY PAVEMENT (SDP)	(Symbol)
CONCRETE PAVEMENT	(Symbol)
HEAVY DUTY PAVEMENT (HDP)	(Symbol)
PROPERTY LINE	(Symbol)

PARKING DATA
 PROPOSED BUILDING: 1,421 S.F.
 CITY REQUIRED PARKING: 3 SPACES FOR EACH SERVICE BAY, AND ONE PARKING SPACE FOR EVERY VEHICLE CUSTOMARILY USED IN OPERATION OF USE
 TOTAL REQUIRED: 9 SPACES
 PROVIDED STANDARD SPACES: 8 SPACES
 PROVIDED H.C. ACCESSIBLE SPACES: 1 SPACE
 PROVIDED TOTAL PARKING: 9 SPACES
 PROVIDED OVERALL PARKING RATIO: 6.33/1,000 S.F.

PAVEMENT LEGEND
STANDARD DUTY PAVEMENT (SDP)
CONCRETE PAVEMENT
HEAVY DUTY PAVEMENT (HDP)



SITE PLAN LEGEND

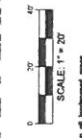
- 1" WIDE CONCRET CURB
- 2" WIDE CONCRET CURB
- 3" WIDE CONCRET CURB
- 4" WIDE CONCRET CURB
- 5" WIDE CONCRET CURB
- 6" WIDE CONCRET CURB
- 7" WIDE CONCRET CURB
- 8" WIDE CONCRET CURB
- 9" WIDE CONCRET CURB
- 10" WIDE CONCRET CURB
- 11" WIDE CONCRET CURB
- 12" WIDE CONCRET CURB
- 13" WIDE CONCRET CURB
- 14" WIDE CONCRET CURB
- 15" WIDE CONCRET CURB
- 16" WIDE CONCRET CURB
- 17" WIDE CONCRET CURB
- 18" WIDE CONCRET CURB
- 19" WIDE CONCRET CURB
- 20" WIDE CONCRET CURB



PRELIMINARY DRAWING
 FOR REVIEW PURPOSES ONLY
 NOT TO BE USED FOR CONSTRUCTION

BFA Engineering-Surveying
 TELEPHONE: (817) 238-1171
 100 ELM STREET
 WASHINGTON, MISSOURI 63090

LANDSCAPE PLAN



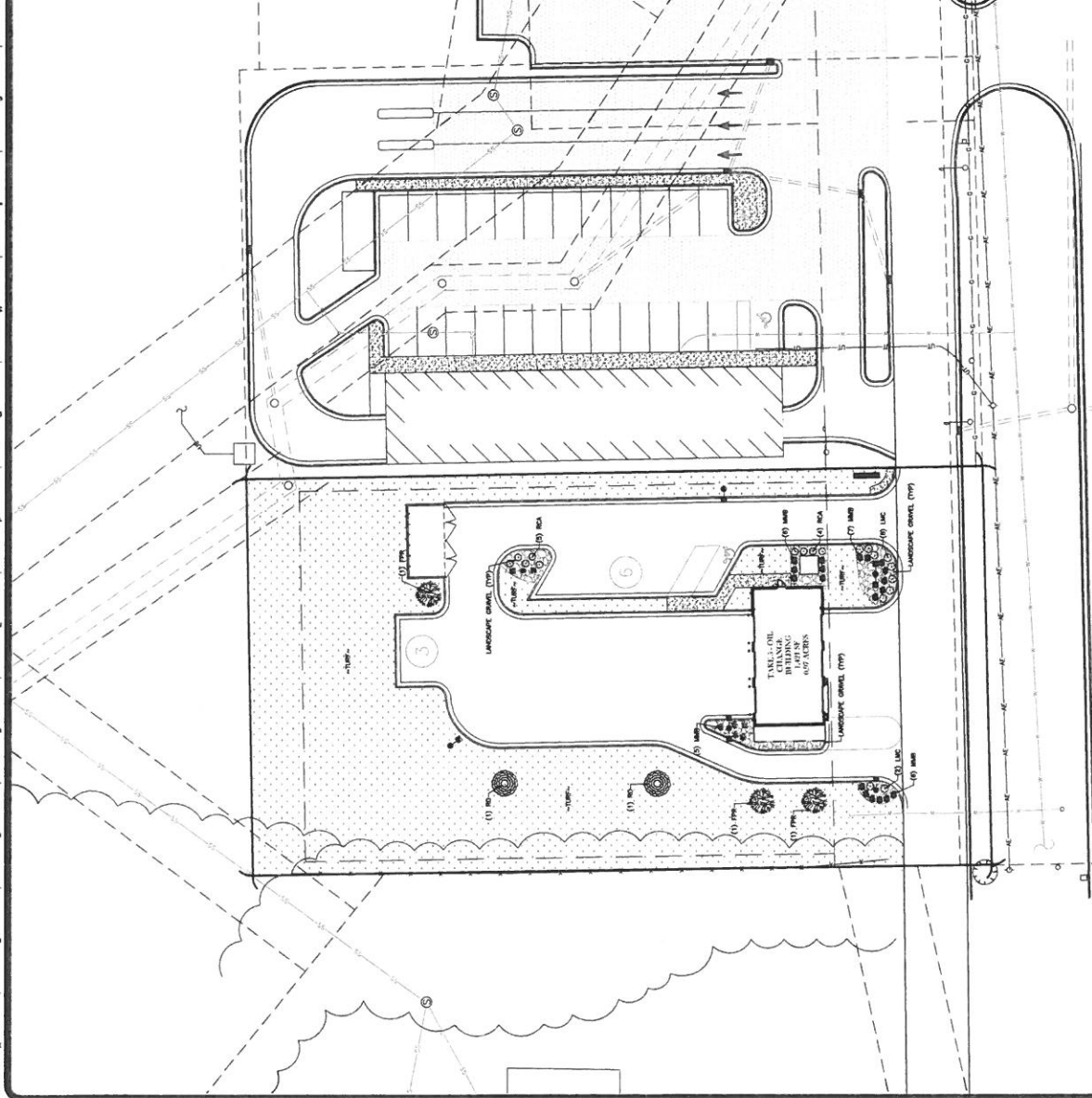
LANDSCAPE NOTES

1. Contractor shall provide all irrigation systems, and all other related items.
2. After a period of 90 days, the Contractor shall provide a written report and schedule of maintenance, including maintenance schedules for each landscape feature.
3. The site work for this project shall meet or exceed industry standards and manufacturer's specifications for each landscape feature.
4. The Contractor shall provide a 30-day maintenance contract for all landscape and irrigation systems.
5. The plant species shall have a seed source and be selected with landscape goals of 2" minimum depth. A seed depth shall be used on all landscape areas with green areas.
6. The Contractor shall provide a written report and schedule of maintenance, including maintenance schedules for each landscape feature.
7. All landscape areas shall be installed with a minimum of 2" depth of mulch, bark, or wood chips, and shall be installed with a minimum of 2" depth of mulch, bark, or wood chips.
8. All soil shall be well-aerated and the contractor shall provide a written report and schedule of maintenance, including maintenance schedules for each landscape feature.
9. All plants shall be installed with a minimum of 2" depth of mulch, bark, or wood chips, and shall be installed with a minimum of 2" depth of mulch, bark, or wood chips.
10. All plants shall be installed with a minimum of 2" depth of mulch, bark, or wood chips, and shall be installed with a minimum of 2" depth of mulch, bark, or wood chips.
11. All plants shall be installed with a minimum of 2" depth of mulch, bark, or wood chips, and shall be installed with a minimum of 2" depth of mulch, bark, or wood chips.
12. All plants shall be installed with a minimum of 2" depth of mulch, bark, or wood chips, and shall be installed with a minimum of 2" depth of mulch, bark, or wood chips.
13. Prior to construction, the Contractor shall be responsible for marking all underground utilities and shall provide a written report and schedule of maintenance, including maintenance schedules for each landscape feature.
14. Contractor shall be responsible for marking all underground utilities and shall provide a written report and schedule of maintenance, including maintenance schedules for each landscape feature.
15. All plants shall be installed with a minimum of 2" depth of mulch, bark, or wood chips, and shall be installed with a minimum of 2" depth of mulch, bark, or wood chips.
16. All plants shall be installed with a minimum of 2" depth of mulch, bark, or wood chips, and shall be installed with a minimum of 2" depth of mulch, bark, or wood chips.
17. Contractor shall provide a written report and schedule of maintenance, including maintenance schedules for each landscape feature.
18. The Contractor shall provide a written report and schedule of maintenance, including maintenance schedules for each landscape feature.
19. The Contractor shall provide a written report and schedule of maintenance, including maintenance schedules for each landscape feature.
20. The Contractor shall provide a written report and schedule of maintenance, including maintenance schedules for each landscape feature.
21. The Contractor shall provide a written report and schedule of maintenance, including maintenance schedules for each landscape feature.
22. The Contractor shall provide a written report and schedule of maintenance, including maintenance schedules for each landscape feature.

PLANTING LEGEND

COMMON NAME (PLANT LABEL)	SYMBOL	BOTANICAL NAME	PLANT SIZE	QUANTITY
RED OAK (TPO)	(Symbol)	QUERCUS RUBRA	1.5" GAL	2
FOREST PASTY REDBUD (TPO)	(Symbol)	CECROPS ALBIFLORA 'TOWNSEND' PINK*	1.5" GAL	3
MOORE MOIST BIRCH (TPO)	(Symbol)	BETULA MICROCARPA 'MORRIS WHEAT'*	2 GAL (18" DIA. HGT)	24
LOW STUMP WHITE BIRCH (TPO)	(Symbol)	BETULA MICROCARPA	2 GAL (18" DIA. HGT)	10
ROSE CREEK ADELIA (TPO)	(Symbol)	AMELIA Y. CHENSIS 'ROSE CREEK'*	2 GAL (18" DIA. HGT)	9
TURF-GRASS	(Symbol)	TURF TYPE FESCUE		
LANDSCAPE GRAVEL	(Symbol)	1.5"-2" GRANITE LANDSCAPE GRAVEL		

NOTE: ALL QUANTITIES SHOWN ARE FOR CONFORMANCE ONLY. CONTRACTOR TO VERIFY ALL QUANTITIES.



LOVES PARK, ILLINOIS
 PO BOX 100843
 Fort Worth, TX 76185

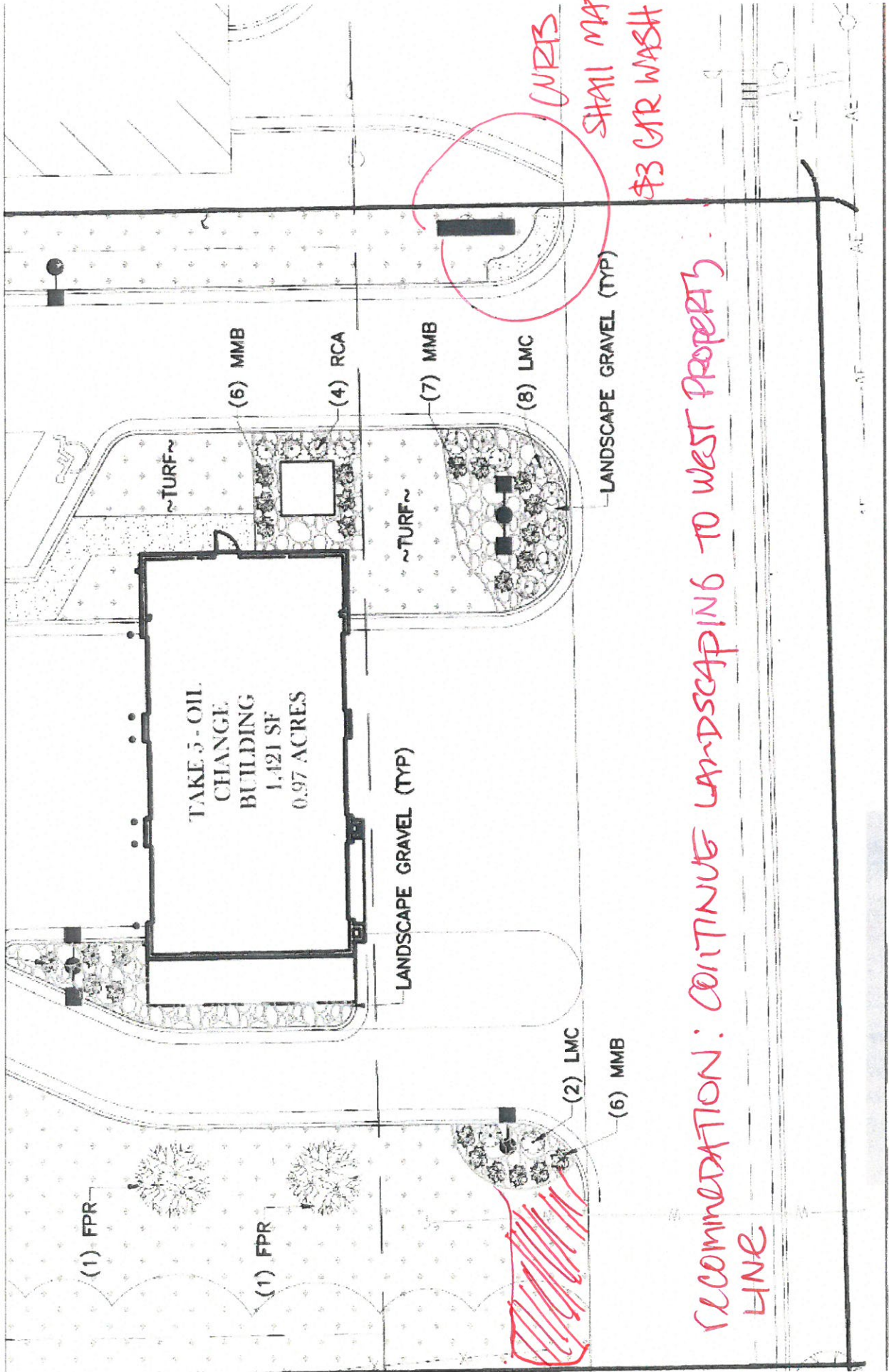
REVISIONS	NO.	DATE	BY	APP.
	1			
	2			
	3			
	4			
	5			

DRAWN BY: [Blank]
 CHECKED BY: [Blank]
 DATE: 06/24/21
 SCALE: 1" = 20'
 JOB NO.: [Blank]
 SHEET NAME: LANDSCAPE PLAN
 LP-1

PRELIMINARY DRAWING
 FOR REVIEW PURPOSES ONLY
 NOT TO BE USED FOR CONSTRUCTION

BFA
 Engineering-Surveying
 1103 D.M. STREET
 HOUSTON, TEXAS 77006
 TELEPHONE: (832) 239-4121
 bfa.com

These working drawings shall be the property of BFA Engineering-Surveying, Inc. and shall remain the confidential property of BFA Engineering-Surveying, Inc. No part of these drawings shall be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of BFA Engineering-Surveying, Inc.



TAKE 5 - OIL
CHANGE
BUILDING
1,421 SF
0.97 ACRES

(1) FPR

(1) FPR

(6) MMB

(4) RCA

(7) MMB

(8) LMC

LANDSCAPE GRAVEL (TYP)

LANDSCAPE GRAVEL (TYP)

(2) LMC

(6) MMB

CURBS
SHALL MATCH
\$3 GFR WASH

RECOMMENDATION: CONTINUE LANDSCAPING TO WEST PROPERTY
LINE