



AGENDA
LOVES PARK ZONING BOARD OF APPEALS
November 21, 2024

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 **October 17, 2024** meeting
3. Report from the Zoning Office – None
4. Unfinished business – None
5. New business –
 - A. **6602 Nimitz Road (08-34-401-004)** – A Special Use Permit for an office with a single family detached dwelling in the CN (Commercial Neighborhood) Zoning District.
 - B. **8400 E. Riverside Boulevard (12-01-176-018 & 12-01-176-019)** – An amendment to a Special Use Permit for an indoor/outdoor box market to include a drive-thru in the IL (Light Industrial) & E. Riverside / I90 Overlay District.
6. Public participation & comment
7. General discussion
8. Adjournment

Andrew Quintanilla
Zoning Officer

operating in 14 states with over 2000 employees, serving over 200 youth from zero to 18 years of age. She stated that her company would like to bring their program to the 5642 N. Second Street, to establish a long term foster care program.

She stated that a long-term foster care program would be to reunite kids with kinship, with the process taking up to six months. She stated that in the first year the goal was to establish between 5 and 10 youths in your community, with in office and in home wrap around services.

In office services being provided include case management, outpatient clinical assessments, referrals to local community health providers, medical and dental providers, as well. Ms. Patch also stated that their company will have 40 jobs established at this location ranging from therapists, case managers with other office personnel. She clarified that there will only be 12 to 15 staff on site at any given time. She also stated that she had been in touch with our local representation, who was supportive of their mission and did provide a letter for distribution in support of their organization.

Mrs. Nelson asked the applicant if she could explain how the business would enhance the area and retail given that the area was commercial retail, and a gateway to the City of Loves Park. She stated that she did not see that the business was not a good fit for the area and could possibly hinder retail for the area.

Ms. Patch stated that they will be bringing 40 jobs which is higher than most traditional storefronts, and that this would be good for the community. She also stated that they would be servicing the youth as well. She explained how her company would tie into the community in a different way by bringing more business to mental health and local health centers, dental, other outpatient service. This is how they planned on making up for not having the commercial storefront.

Ms. Nelson asked the applicant if they had explored other areas in the city that would fit their organizations needs better.

Ms. Patch stated that the size of the facility better suited their needs, but would discuss the location with her team and come back. But was sure that the size and location of the facility was ideal for visibility.

Mrs. Nelson stated that presently, the business doesn't fit with the plans for the corridor for the City and given that the inclination would be to deny the request for that reason. She also asked if they had any discussions with staff to find the appropriate location. She stated Rosalinda was working with Staff, and couldn't speak to that.

Staff stated that he was in communication with Rosalinda. She stated that they have been leasing the space since January, with Ms. Patch confirming this. Staff stated that it was only after reviewing the business license was the City made aware of the business to locate at this property. Staff stated that it took some time to get a completed application for the petition, and as a consequence things were delayed. Staff also stated that generally, our office would recommend that businesses work with a realtor to find suitable location for the use.

Mr. Daniels asked the applicant what is the current length of the lease.

Staff stated he was unaware, but asked the applicant if she could speak to the question asked.

Ms. Patch was not sure, but did indicate they had other locations in Rockford. Ms. Patch stated the they were federally funded and were coming up for a renewal on the funding within the next six months.

Mr. Daniels asked if they were currently providing these service is Rockford already.

Ms. Patch stated yes they service children across the state with many of their programs being county

based, but his program at this location would be state and federal so they would also be able to service at a larger capacity outside of the county.

Mr. Daniels asked the applicant if they had a location in the Rockford area, with this office being an additional location.

Ms. Patch stated yes and that they work with family services.

Ms. Nelson stated that it appears that they are looking to service small numbers of individuals, and if so, how could they sustain multiple locations having two already in Rockford. Why would there be a need for a third location in Loves Park, in an area that isn't necessarily conducive to what their trying to do.

Ms. Patch stated that their business is all based on referrals, and that at present there were a lot of referrals coming in from the state. They wanted to make sure that each community is ready to be serviced, but couldn't take that referral until foster care training and authorizations were ready to go.

Mrs. Nelson stated that the use did not seem appropriate for the area, and that she was concerned about how the use would work within the framework that the city has for the area.

Mrs. Nelson asked if the committee had question for the petitioner..

Mr. Daniels stated that it makes sense that they would want to be on a major road, and likely to be receiving referrals, not just from Loves Park, but from their funding source for a larger area, and sees that this business would be a service center to place the children into long-term stable homes.

Ms. Patch stated that it is hard to do placement when the community doesn't know who they are, and that all of the employees receive training on site.

Mr. Daniels stated that he was 100 percent confident that this was the right location for the business. He stated that, as the chairperson has already stated, this is one of the city's primary commercial areas that has other benefits. He wondered if there was a need to get addition information as a group.

Mrs. Nelson stated that given the use does not fit in with how the City is looking for the area to develop, she would be looking for a motion to deny, but doesn't preclude the applicant for locating in the City and working with a realtor to find a location that best suited the use.

Mrs. Nelson also stated that the applicant should come back for the meeting with the aldermatic committee on November 4th at 4:30 in here at Loves Park City Hall, in the same meeting room.

Staff stated that this was the decision of the Zoning Board. The next step for consideration will be with the Community Development Committee, it is required, with the decision from this body. The Community Development Committee will hear the petition and make a decision at that meeting.

Ms. Patch stated that if there was prolong vacancy would there be consideration for the business at this location.

Mrs. Nelson suggested that she work with Staff to guide her on this, but at this same location, she could see the same result potentially. Another property may be more suitable.

NO PETITIONERS PRESENT

BOARD DISCUSSION

None

Ms. Taylor made a motion to deny a Special Use Permit for a non-for-profit foster care agency in the CR (Commercial Retail) Zoning District.

Mr. Kutz second the motion. Motion carried by vote 4-0.

6. Public Participation and Comment

None

7. General Discussion

Staff stated that Luke has purchased a home out of the area, was suppose to be here for the meeting, but will be leaving the board shortly.

Mr. Laudicina moved that the meeting be adjourned. Second by Mr. Daniels. Motion carried by vote.

The meeting adjourned at 5:53 PM.

Secretary, Andrew Quintanilla



ZONING BOARD OF APPEALS

Community Development Department

Date: November 21, 2024

SUBJECT: A Special Use Permit for an office with a single family detached dwelling in the CN (Commercial Neighborhood) Zoning District.

LOCATION: 6602 Nimtz Road (08-34-401-004)

ZONING DISTRICT:

North	R3A (Four-family Residential) Zoning District
South	IL (Light Industrial) Zoning District
East	R1 (Single Family Residential) Zoning District
West	CN (Commercial Neighborhood) Zoning District.

PROPERTY INFORMATION

CN Requirements:

Required:	<p>Front yard building setback: One half the right-of-way, not less than 30 feet.</p> <p>Side yard building setback: Five feet per side. Corner lot, not less that 30 feet.</p> <p>Rear yard building setback: Twenty-five feet minimum</p>
Provided:	<p>Front yard building setback: Seven feet (Rolex Pkwy), and greater than 30 feet (Nimtz Rd) existing setbacks</p> <p>Side yard building setback: 0 feet (North property line), and greater than 30 feet (Nimtz Rd) existing setbacks</p> <p>Rear yard building setback: Greater than 30 feet (Rolex Pkwy), greater than 30 feet on (Nimtz Rd) existing setbacks</p>

Parking:

Required: The required parking is 3 parking stalls, of which, 1 shall be ADA compliant.

Provided: Requirement has been met.

Findings:

- 1 The establishment of the special use will not be detrimental to the public health, safety, or general welfare of the public. The small office presence will accommodate space for up to two employees, which will be solely administrative functions. The uses that would be allowed for the for this property will generate more traffic, noise, and light pollution to the area. The office use will generate minimal traffic to the area, as many of the functions are carried out off-site. The property has a detached residential dwelling that will continue to be used. The residential use should not pose any issues with the overall use of the property.
- 2 The special use will not be injurious to the use and enjoyment for other properties in the immediate vicinity. The structure that the applicant wishes to use for the office is behind the the residence on the property, which is entirely obscured from public view. The Rolex frontage is heavily lined with trees and shrubs. The owner plans to maintain the obscurity to preserve the integrity of the area. The low impact office and residential uses will not diminish or impair land values.

- 3 The existing property has had no commercial development. While the primary residence remains, permitted uses in the district could have impactful consequences to the single family home. At some future date the property will be developed for commercial use, but development of the whole property would be necessary. The special use will not impede the normal orderly development for the property, as it is an overly to the current zoning that will expire when there is a change in ownership. The primary residence has had no impact on commercial development to the area, evidenced by the development of the Kia dealership to the south.
- 4 Adequate utilities and access already exist. The applicant should make improvements to the structure being used for his office. The structure shall be brought up to code for the use change, as well as, improving the parking required for employees and customers.
- 5 No additional measures shall be required to provide improved ingress/egress for the site.

STAFF COMMENTS

Approval - A Special Use Permit for an office with a single family detached dwelling in the CN (Commercial Neighborhood) Zoning District.

Conditions

1. The special use permit expires with the change in property ownership.
2. A variance from a required 30 foot front yard building setback to a 7 foot front yard building setback on Rolex Pkwy shall be allowed as the structure is existing as of 1940.
3. A variance for a 0 ft side setback on the north property line, for the office building, from a a required 5ft side setback, shall be allowed as the structure is existing and built over the property line since 1976.
4. The 984 sqft home shall be required to be brought up to code, due to the use change. Occupancy shall not be permitted until all inspections have been completed and the certificate of occupancy has been issued.
5. The required parking area shall be paved and striped.
6. All accessory structures shall be allowed maintenance. If an accessory structure becomes structurally compromised, as determined by the City's structural inspector, it shall be removed and the owner shall be required to meet the requirements for such structures.
7. No outside storage shall be permitted as part of the special use.
8. No administrative approvals shall be permitted with the special use.

ATTACHMENTS:

See attachments

ZONING BOARD RECOMMENDATION:

Vote:

APPROVAL / DENIAL / TABLED

AUDIENCE COMMENTS:



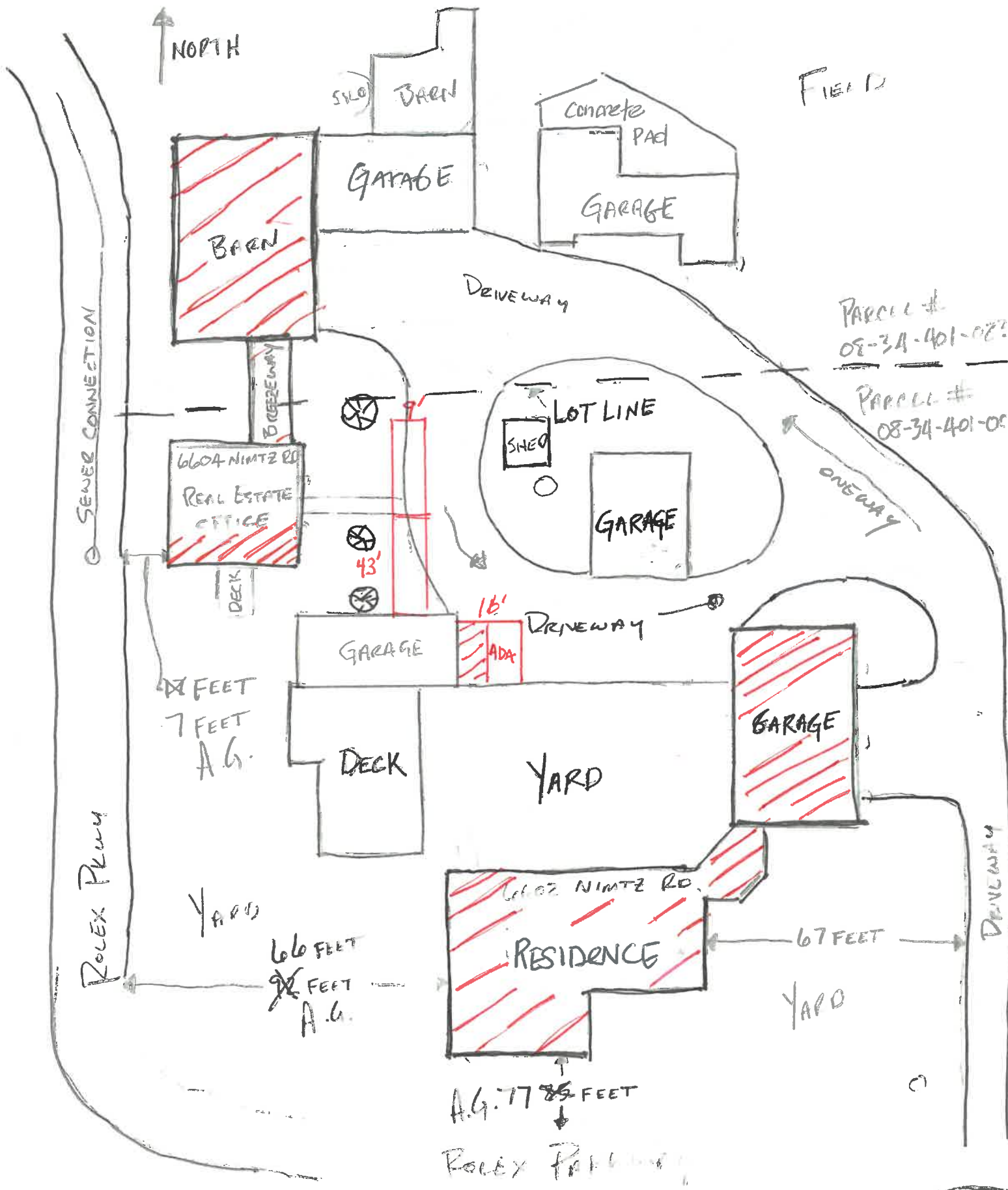
PROPERTY ADDRESS: 6602 NIMTZ ROAD

PARCEL 08-34-401-004

ZONING DISTRICT: CN (COMMERCIAL NEIGHBORHOOD)

APPLICANT: ADAM GRIBBLE
6869 CHANDELIER DRIVE
LOVES PARK, ILLINOIS 61111

PROPERTY OWNER: GERALD AND SHARON GLAWE
6602 NIMTZ ROAD
LOVES PARK, ILLINOIS 61111



NORTH

SILO BARN

Concrete PAD

FIELD

BARN

GARAGE

GARAGE

DRIVEWAY

PARCEL # 08-34-401-08?

PARCEL # 08-34-401-09

SEWER CONNECTION

DRIVEWAY

6604 NIMTZ RD
REAL ESTATE OFFICE

LOT LINE

SHEED

GARAGE

ONEWAY

DECK

43'

16'

DRIVEWAY

GARAGE

ADA

7 FEET
7 FEET
A.G.

DECK

YARD

GARAGE

Rolex Pkwy

YARD

66 FEET
9 FEET
A.G.

6602 NIMTZ RD
RESIDENCE

67 FEET

YARD

DRIVEWAY

A.G. 77 FEET

Rolex Pkwy

NIMTZ RD

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.

6602 Nimitz Road (08-34-401-004)

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: **6602 Nimitz Road**
Office and accessory residence

Chairman
Catherine Nelson

Signature

Date



ZONING BOARD OF APPEALS

Community Development Department

Date: November 21, 2024

SUBJECT: An amendment to Special Use Permit for an indoor/outdoor box market in the IL (Light Industrial) and E. Riverside/I90 Overlay Districts.

LOCATION: 8400 E. Riverside Boulevard (12-01-176-018 & 12-01-176-019)

ZONING DISTRICT:

North	CR (Commercial Retail)
South	C3 (Commercial) - Rockford
East	IL (Light Industrial)
West	IL (Light Industrial)

Property Information:

CR Requirements

Setbacks:

Required:

Front yard building setback:	1/2 ROW, minimum 30 feet, maximum 60 feet
Side yard building setback:	10 feet
Rear yard building setback:	0 feet

Provided:

Front yard building setback:	150 feet
Side yard building setback:	Greater than 10 feet for both sides
Rear yard building setback:	Greater than a 30 foot setback

Meets the minimum requirements.

Off-street parking:

Required: The required parking for this development is 103 parking stalls. Three ADA compliant stall are included win the total required.

Provided: Meets the minimum requirements.

Dumpster enclosure:

Required: The property owner is providing a dumpster enclosure, but will be retrofitted to accommodate dumpsters

Provided: The enclosure will be provided, and will mirror the box market the the applicant is providing. Meets the minumum requirements.

Landscaping:

Required:	The landscape requirement is an 8 foot deep landscape bed that spans all frontages with a variety of plants, trees, and ground cover.
Provided:	Meets the minimum requirements.
Shipping containers:	The site plan shows the location of containers that will be used for coffee and gelato. Two will be provided on in front of the building. No additional food service containers will be provided.
Drive-thru:	
Required:	Five stacking spaces shall be provided for each drive-up food service window.
Provided:	Meets the minimum requirements.
Findings:	
1	The establishment of the special use will not be detrimental or adversely impact the health or general welfare of the public. The use, while does generate increased traffic to the area, will not have a detrimental impact on the public. These types of uses do not generate public safety issues for the public and adjacent businesses.
2	The special use will not be injurious to other properties in the immediate vicinity. The use is largely for a restaurant, which will incorporate small businesses in a variety of ways that will provide several services to the area. The area has begun to develop for commercial uses. The owner will be making interior and exterior improvements that will enhance the property and surrounding properties.
3	The use will not impede the normal orderly development and improvements of surrounding properties permitted in the district. The City recently adopted a plan that would continue development such as this, for this area.
4,5	Adequate utilities and access are existing. The site will include several additional points of access to minimize congestion to the area. There should be not issues with improvements being made to the property.
RECOMMENDATION:	Approval - A Special Use Permit for an indoor/outdoor box market in the IL (Light Industrial) and E. Riverside/190 Overlay Districts.
	Conditions:
	<ol style="list-style-type: none"> 1. The business owner/property owner shall be responsible for the maintenance, repair, and replacement of all landscape plants and materials. The landscape beds shall be tended too, and maintained in a healthy growing condition, free from refuse, debris, and weeds at all times. 2. Irrigation for all landscape areas shall be required. 3. The three shipping containers for the exterior shall be permitted as part of the box market. The containers shall be free from rust and deterioration, and must

have a finished façade. All containers shall acquire permitting from the building department. Approval shall also be contingent upon approvals from the local health department, local fire department, the International Building Code (IBC), National Electric Code (NEC), Illinois Plumbing Code (IPC), and International Mechanical Code (IMC)

4. Additional containers will require approvals from the Zoning Board of Appeals and City Council. No administrative approvals shall be permitted.
5. The shipping container being modified for the drive-thru window shall be required to take out permits for the use.

APPROVAL / DENIAL / TABLED

ATTACHMENTS:

See attachments

ZONING BOARD

RECOMMENDATIONS:

Vote: _____

CONDITIONS:

AUDIENCE

COMMENTS:



PROPERTY ADDRESS: 8400 E. RIVERSIDE BOULEVARD

PARCEL (12-01-176-018 & 12-01-176-019)

ZONING DISTRICT: IL_CR (LIGHT INDUSTRIAL
COMMERCIAL RETAIL & E. RIVERSIDE I90
OVERLAY

APPLICANT: PLACE FOUNDRY DESIGN PLLC
5611 E. STATE STREET
ROCKFORD, ILLINOIS 61108

PROPERTY OWNER: 8400 RIVERSIDE BLVD LLC
5611 E. STATE STREET
ROCKFORD, ILLINOIS 61108



Lino's Plaza at Riverside Commons: Application for Overlay District

Prepared by Place Foundry LLC, on behalf of Lino's,
for the city of Loves Park

Site Engineer
RK Johnson
1515 Windsor Rd
Loves Park, IL 61111

Architect
Place Foundry Design
728 N Prospect Street, Suite 101
Rockford, IL 61107

MEP Engineer
Miller Engineering Co
1616 S Main St,
Rockford, IL 61102

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LOCATION MAP

Area A - 8400 E Riverside Blvd

Area A is approximately 4.92 acres and is zoned IL Light Industrial.

Area A consists of three parcels of lands:

1. 12-01-176-018 (3.73 acres)
2. 12-01-176-019 (1.10 acres)
3. 12-01-176-022 (0.09 acres)

*access easement shared with parcel 12-01-176-021

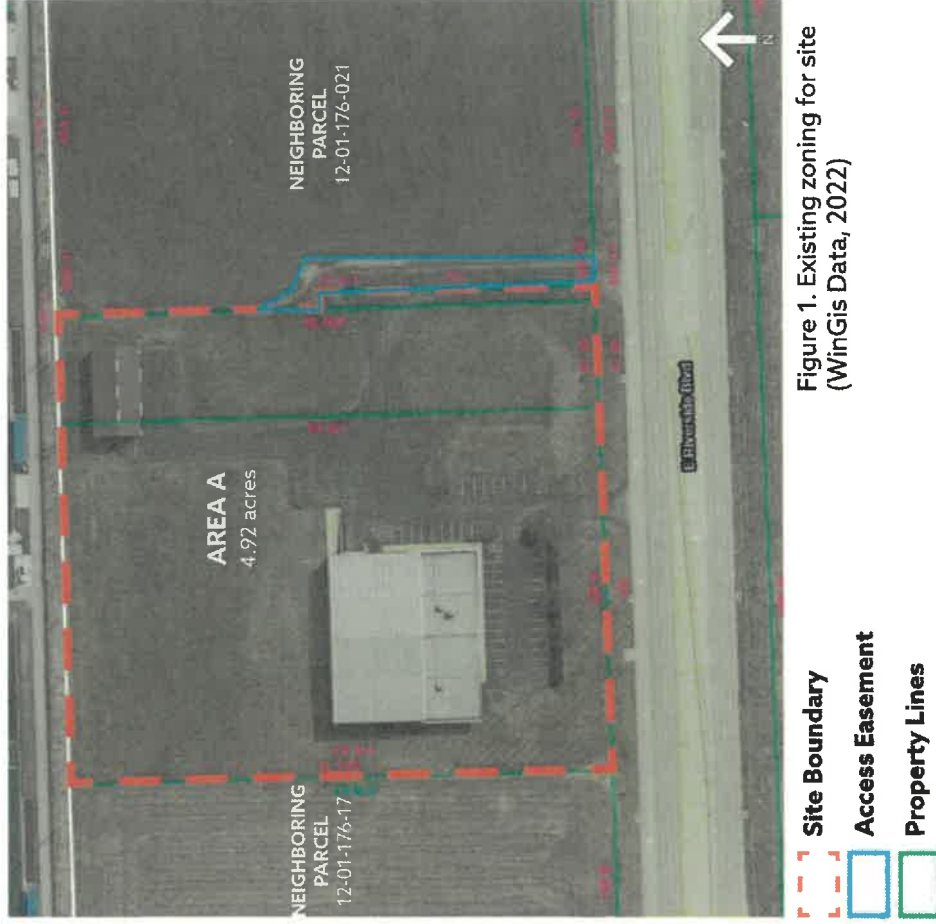


Figure 1. Existing zoning for site (WinGis Data, 2022)



Design and Use Standards

SITE DESIGN

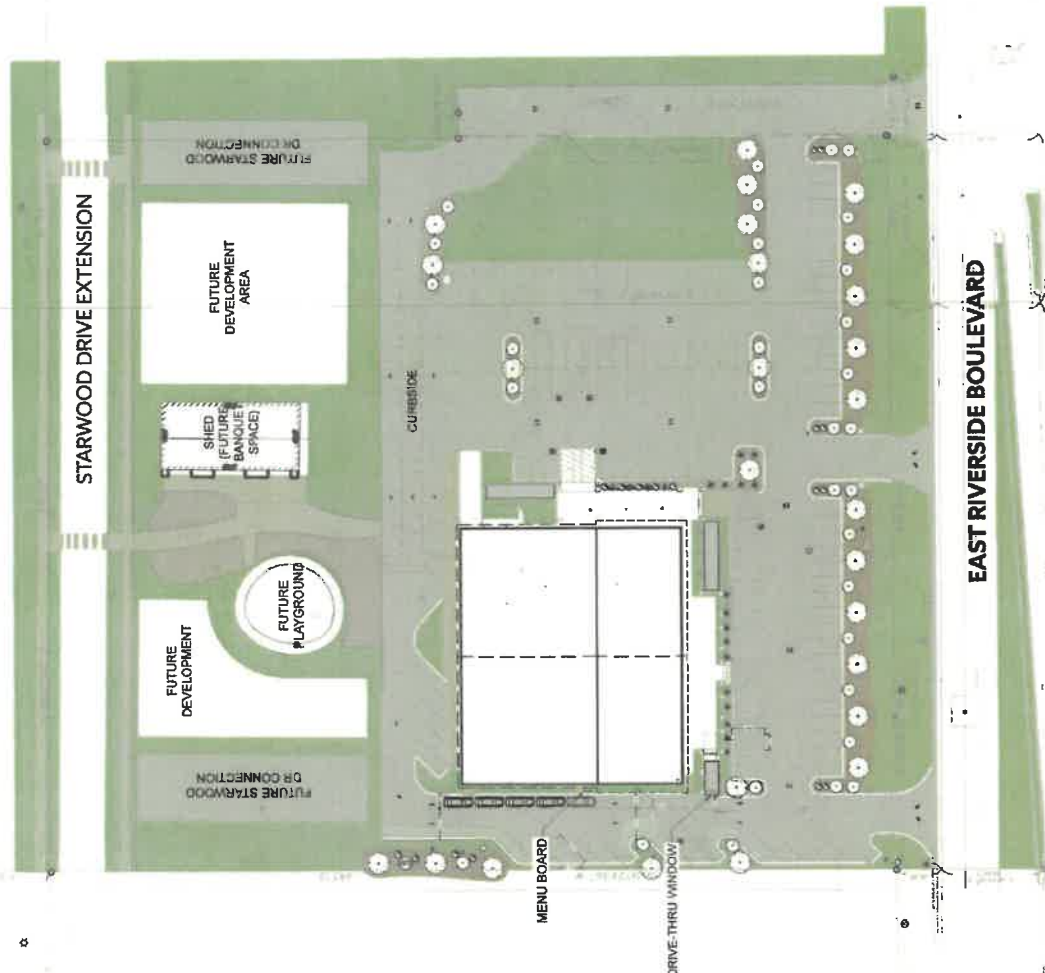


RENOVATION FOR
LINO'S

840 RIVERSIDE BLVD.
LOUIS PARK, IL 61111

COMPONENT:
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SITE PLAN



SITE DESIGN

This sections goes over site design requirements for developments in the overlay district. According to the design and use standards, new developments are required to match surrounding developments and landscapes: building placement, screening, landscaping, lighting, parking and active transportation, pedestrian circulation

Building Placement

The existing building has the main facade of the building oriented to face the principal street, Riverside Boulevard (Figure 1).

Screening

1. The existing loading dock is screened with metal columns and future landscaping (Figure 3)
2. Mechanical equipment is to be located on the roof top where it will not be visible to the general public on the ground.
3. Future trash receptacles will be screened away inside shipping containers, but accessible for waste collection.

Lighting

1. Building and parking are far way from major roads that will not interfere with vision of on-coming motorists.
2. If fixtures used to accent architectural features, it shall be shielded to minimize light spill into the surrounding environment.
3. Architectural lighting shall be generated from a concealed source.
4. There will be low-level lighting that defines on-site vehicular and pedestrian ways.
5. Lighting will be includes on the landscaping plan (Figure 4).

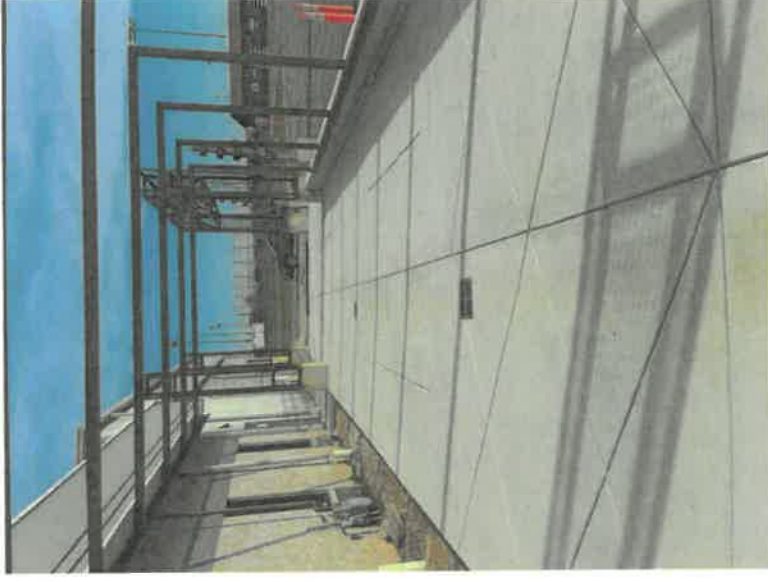
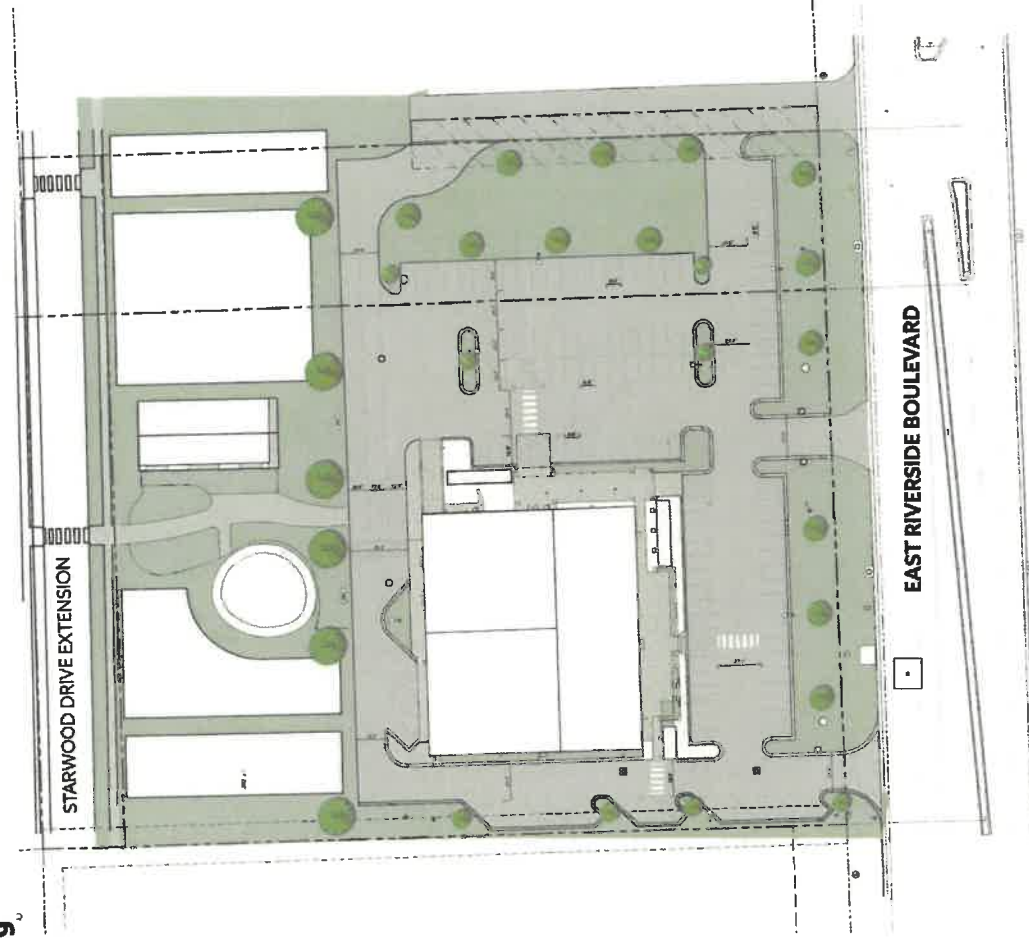


Figure 3. Loading dock not visible due to column placement.

SITE DESIGN

Landscaping

*Landscape and lighting for reference only. Final Design by landscape architect & owner.



- Legend**
- □ Double commercial light
 - □ Single commercial light

Figure 4. Landscape & Lighting Plan.

SITE DESIGN

Parking

This sections goes over parking requirements in article V, section 102-260 and requirements established in the overlay district.

Based on Sec 102-260 Schedule of Parking Requirements, the table below summarizes the minimum parking counts for the development:

Required Parking Spaces			
Area	Square Footage	Zoning	Parking Requirement
Area A	3,929 SF	Retail	200 SF/Space
Area B	12,486 SF	Dispensing Food	200 SF/Space
Outdoor Patio	1,120 SF	Dispensing Food	200 SF/Space
Employees			Per Employee
Total Parking Spaces Required			103
Total Parking Spaces Providing			129

*Of the 129 spaces, **123 are standard parking spaces and 6 are accessible parking spaces.**

1. The entrances and internal circulation roadways are separated from parking areas using curb and gutter, landscaping, walkways, and lighting.
2. There are separated cross-access for automobiles and pedestrians with the use of cross-walks on the site.
3. Pedestrian cross access within parking lots connect to sidewalks and multi-use paths within the public rights-of-way.
4. The existing loading and service areas is located in the back of the building and away from the public circulation patterns.

**for this section, reference Figure 2.

SITE DESIGN

Pedestrian Circulation

This section goes over pedestrian circulation requirements established in the overlay district for both within the development and adjacent developments.

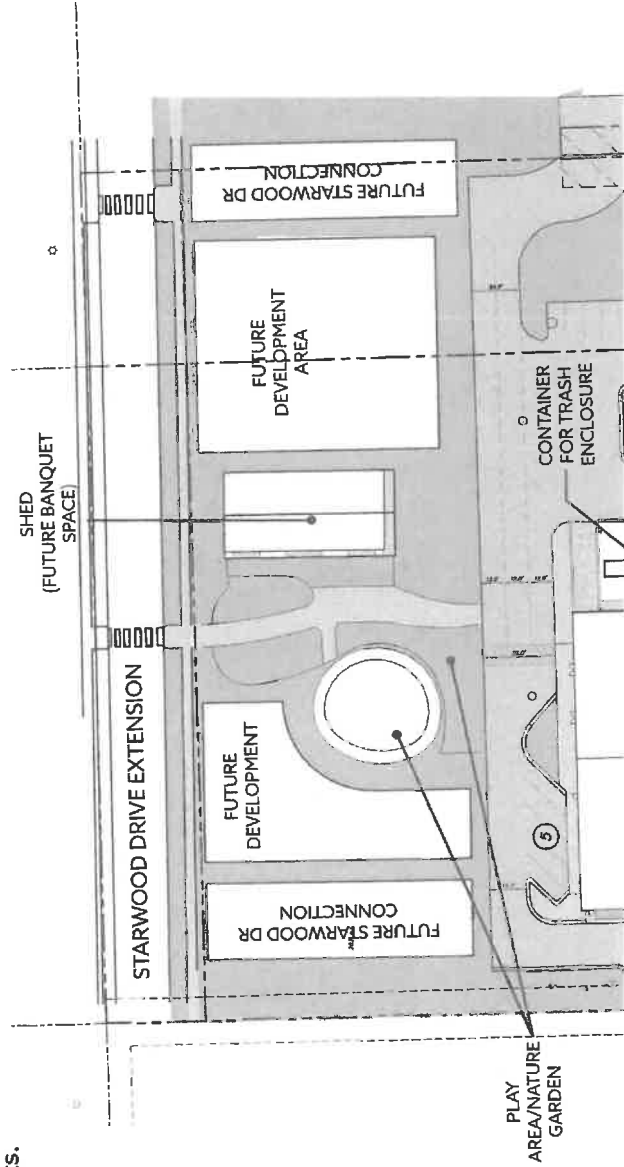
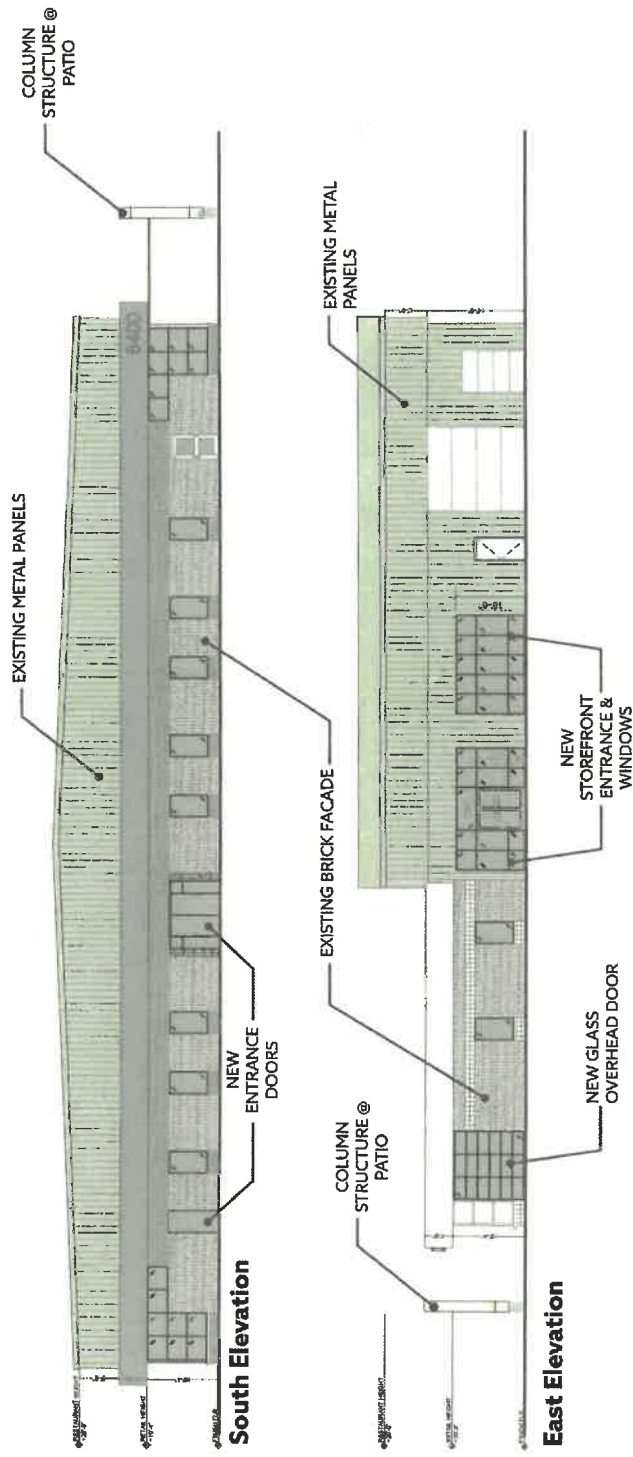


Figure 5. Future development of the north of site.

1. The development incorporates sidewalks that allow for pedestrian access from the south to the north part of the site where there will be future community area for the community. This area will have direct, safe pedestrian access to the stadium area.
2. The site plan (Figure 2) indicates areas that will be ramped to ensure there is ADA-compliant handicapped access from parking areas to inside the building and around.
3. In the future, there is an intention to ensure the north part of the site is part of a pedestrian and/or bike trail connection that will provide a link to a larger trail of networks within the overlay district area (Figure 5).

BUILDING DESIGN: ELEVATIONS

The design and use of standards are intended for new development. This section addresses building materials, building elevations, entrances, facade, height, pedestrians, windows and signs for the existing building at 8400 E Riverside Blvd.
Exterior Building Materials & Color



Material List:

-  Existing Brick
-  Existing Metal Panels
-  Existing Glazed Blocking Tile

BUILDING DESIGN: EXTERIOR



iron ore columns as attached structures

varied roof line elevations and heights to avoid long roof line expanses with mechanical equipment on roof

exterior patio area encourage pedestrian activity and social interaction

building entrance articulates transition from the exterior to the interior



iron ore columns as attached structures

eye level windows to the scale of the person

building signs



Design and Use Standards
BUILDING DESIGN

BUILDING DESIGN: RETAIL INTERIOR



COMMUNITY AREA

community spaces encourage pedestrian activity and social interaction



CO-WORKING AREA



RETAIL SPACES

re-purposed shipping containers allow pedestrians to explore the future of retail spaces

BUILDING DESIGN: RESTAURANT INTERIOR



BAR AREA



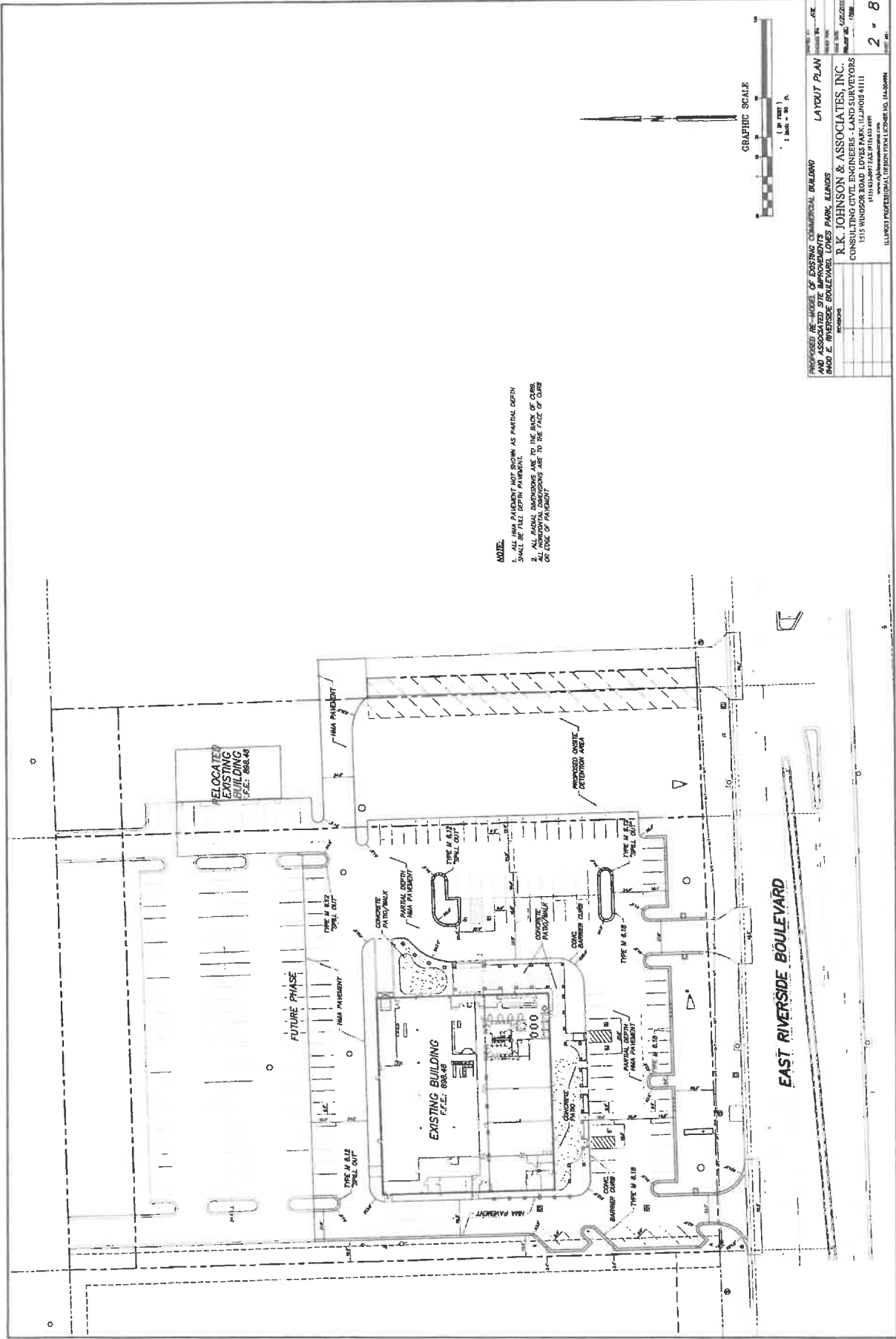
DINING AREA



MEZZANINE SEATING



MEZZANINE OVERLOOKING
DINING AREA



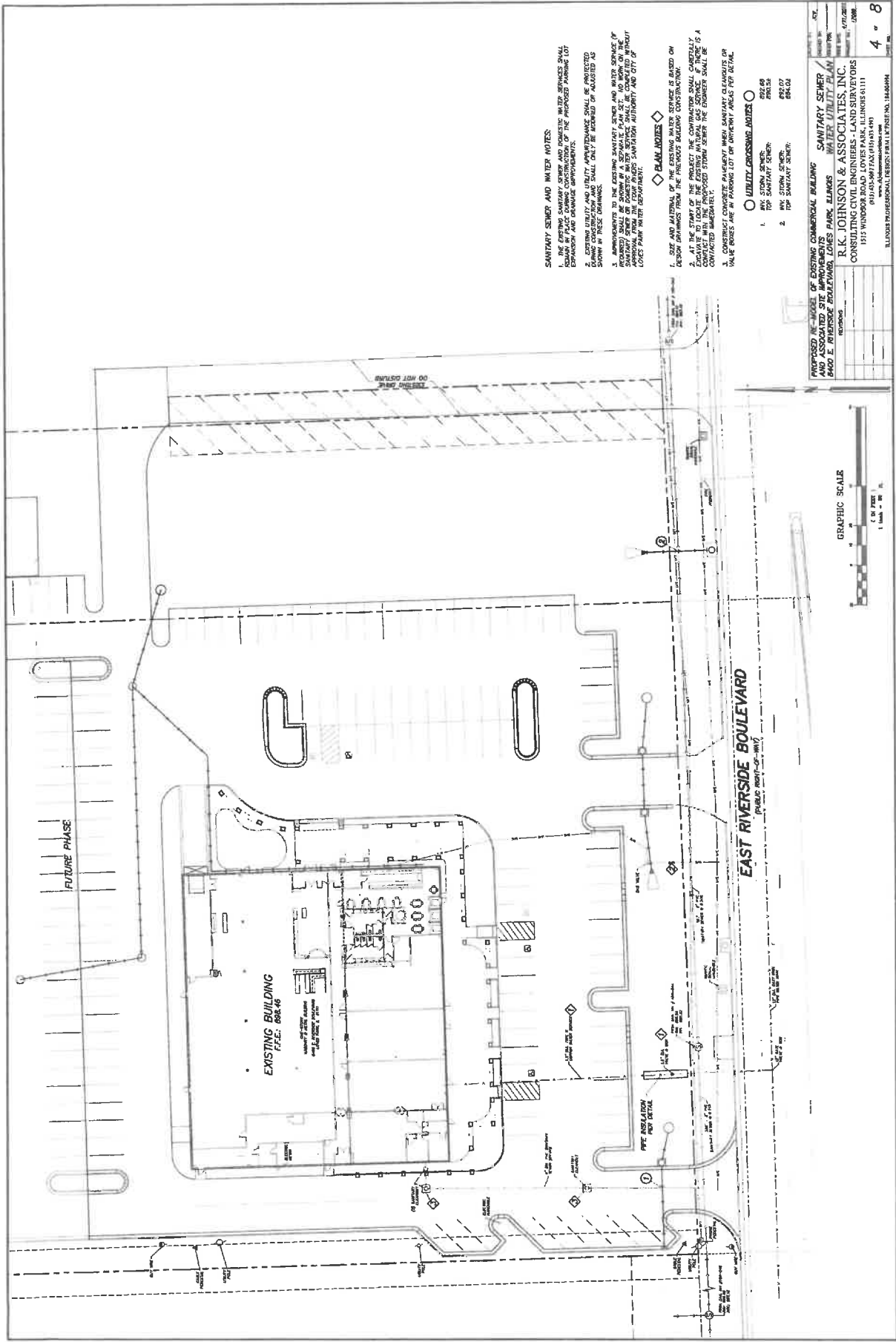
NOTE:
 1. THIS PLAN IS NOT TO BE CONSIDERED AS PARTIAL DEED.
 2. ALL DIMENSIONS ARE TO THE FACE OF CURB.
 3. ALL DIMENSIONS ARE TO THE FACE OF CURB.
 4. ALL DIMENSIONS ARE TO THE FACE OF CURB.

PROPOSED RE-LOCATE OF EXISTING COMMERCIAL BUILDING
 AND CONSTRUCTION OF FUTURE PHASE
 AND E. RIVERSIDE BOULEVARD, LONES PARK, ILLINOIS

LAYOUT PLAN

R. K. JOHNSON & ASSOCIATES, INC.
 CONSULTING CIVIL ENGINEERS - LAND SURVEYORS
 1517 WINDSOR ROAD, LONES PARK, ILLINOIS 61111
 (618) 633-3000 FAX (618) 633-4818
 ILLINOIS PROFESSIONAL LICENSE NO. 124359-000

DATE: 10/11/11
 DRAWN BY: JRM
 CHECKED BY: JRM
 SCALE: AS SHOWN
 SHEET NO. 2 OF 8



SANITARY SEWER AND WATER NOTES:

1. ALL EXISTING AND PROPOSED SANITARY SEWER AND WATER SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE ILLINOIS SANITARY SEWER AND WATER CODE AND ALL APPLICABLE ORDINANCES AND REGULATIONS.
2. EXISTING UTILITY AND UTILITY APPOINTMENTS SHALL BE PROTECTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION OF THE PROPOSED WORKS. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
3. APPROVED TO THE EXISTING SANITARY SEWER AND WATER SERVICE OF THE BUILDING SHALL BE SHOWN IN A SEPARATE PLAN SET TO BE SUBMITTED TO THE CITY OF CHICAGO DEPARTMENT OF PUBLIC WORKS AND ENGINEERING FOR APPROVAL. APPROVAL FROM THE CITY OF CHICAGO DEPARTMENT OF PUBLIC WORKS AND ENGINEERING IS NOT NECESSARY FOR THE CITY OF CHICAGO DEPARTMENT OF PUBLIC WORKS AND ENGINEERING TO ISSUE A PERMIT FOR THE PROPOSED WORKS.

PLAN NOTES:

1. SIZE AND MATERIAL OF THE EXISTING WATER SERVICE IS BASED ON DESIGN DRAWINGS FROM THE PREVIOUS BUILDING CONSTRUCTION.
2. AT THE TIME OF THE PROJECT, ALL EXISTING SANITARY SEWER AND WATER SERVICES SHALL BE MAINTAINED AND PROTECTED THROUGHOUT THE CONSTRUCTION OF THE PROPOSED WORKS.
3. ALL EXISTING SANITARY SEWER AND WATER SERVICES SHALL BE MAINTAINED AND PROTECTED THROUGHOUT THE CONSTRUCTION OF THE PROPOSED WORKS.

UTILITY CROSSING NOTES:

1. 12" SANITARY SEWER
2. 12" WATER
3. 12" GAS
4. 12" TELEPHONE
5. 12" CABLE TELEVISION
6. 12" FIBER OPTIC
7. 12" POWER
8. 12" LIGHTNING

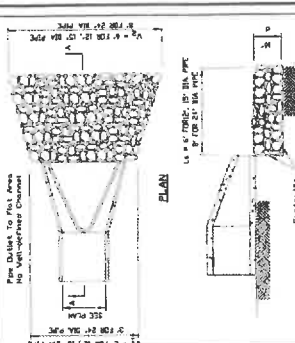
PROPOSED RE-NOVEL OF EXISTING COMMERCIAL BUILDING AND ASSOCIATED SITE IMPROVEMENTS, PARK BLVD. AND EAST RIVERSIDE BOULEVARD, CHICAGO, ILLINOIS

R. K. JOHNSON & ASSOCIATES, INC.
 CONSULTING CIVIL ENGINEERS - LAND SURVEYORS
 115 WINDSOR ROAD, LOWES PARK, ILLINOIS 61111
 (618) 652-9972 FAX (618) 652-9993
 ILLINOIS PROFESSIONAL DESIGNER'S REG. LICENSE NO. 184669M

GRAPHIC SCALE
 1" = 10' (HORIZONTAL)
 1" = 20' (VERTICAL)

EAST RIVERSIDE BOULEVARD
 (PUBLIC RIGHT-OF-WAY)

ROLLED EROSION CONTROL PRODUCTS



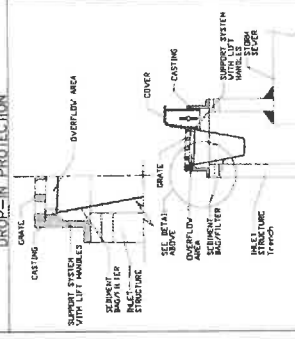
NOTES:

1. Slope must be prepared in accordance with the manufacturer's instructions.
2. Seed must be applied to the surface of the erosion control product.
3. Soil must be applied to the surface of the erosion control product.
4. Grass must be established on the surface of the erosion control product.

ITEMS:

- 1. Rolled Erosion Control Product
- 2. Seed
- 3. Soil

PIPE OUTLET TO FLAT AREA



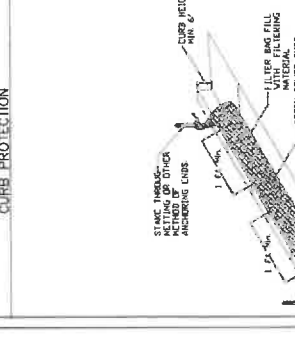
NOTES:

1. Pipe must be installed in accordance with the manufacturer's instructions.
2. Grate must be installed in accordance with the manufacturer's instructions.
3. Concrete apron must be installed in accordance with the manufacturer's instructions.

ITEMS:

- 1. Pipe
- 2. Grate
- 3. Concrete Apron

INLET PROTECTION - PAVED AREAS



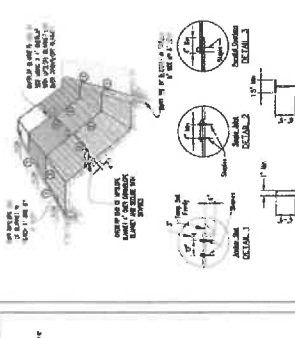
NOTES:

1. Concrete curb must be installed in accordance with the manufacturer's instructions.
2. Concrete apron must be installed in accordance with the manufacturer's instructions.
3. Grate must be installed in accordance with the manufacturer's instructions.

ITEMS:

- 1. Concrete Curb
- 2. Concrete Apron
- 3. Grate

INLET PROTECTION - PAVED AREAS



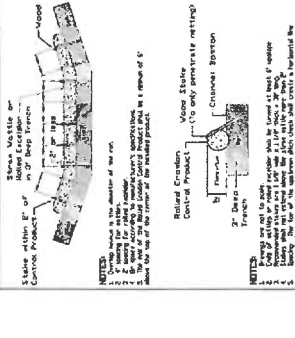
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ITEMS:

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- 2. Concrete Apron
- 3. Grate

INLET PROTECTION - PAVED AREAS



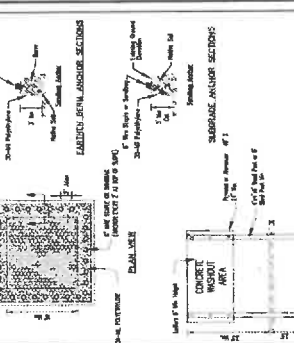
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ITEMS:

- 1. Concrete Curb
- 2. Concrete Apron
- 3. Grate

STABILIZED CONSTRUCTION ENTRANCE PLAN



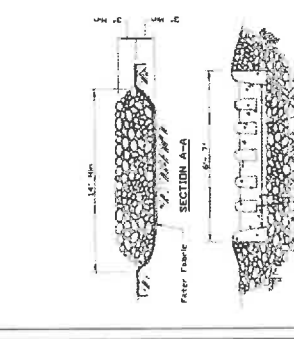
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- 2. Concrete Apron
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STABILIZED CONSTRUCTION ENTRANCE PLAN



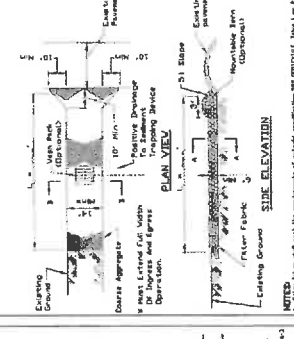
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STABILIZED CONSTRUCTION ENTRANCE PLAN



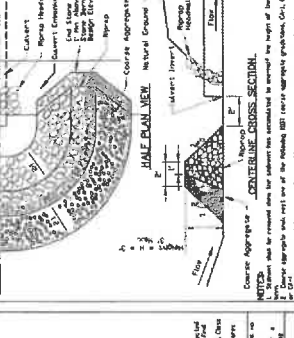
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STABILIZED CONSTRUCTION ENTRANCE PLAN



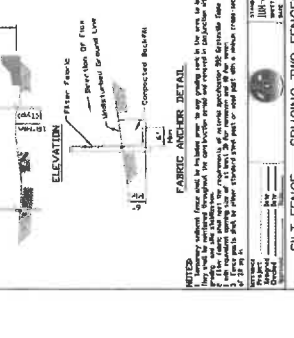
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STABILIZED CONSTRUCTION ENTRANCE PLAN



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ITEMS:

- 1. Concrete Curb
- 2. Concrete Apron
- 3. Grate

PROPOSED RE-MODEL OF EXISTING COMMERCIAL BUILDING AND ASSOCIATED SITE IMPROVEMENTS

EROSION CONTROL AND ASSOCIATED SITE IMPROVEMENTS DETAILS

R.K. JOHNSON & ASSOCIATES, INC.

CONSULTING ENGINEERS AND ARCHITECTS

1115 WINDSOR ROAD, LOUISVILLE, KY 40203

PH: 502-261-7474 FAX: 502-261-7475

www.rkjoh.com

DATE: 11/11/08

SCALE: AS SHOWN

PROJECT NO.: 08-001

8 of 8

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.

8400 E. Riverside (12-01-176-018 & 08-34-401-023)

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: **8400 E. Riverside Blvd**
SUP amendment indoor/outdoor box market

Chairman
Catherine Nelson

Signature

Date