



City of Loves Park  
Community Development Committee  
December 2, 2015  
6:00 PM  
Loves Park City Council Chambers  
100 Heart Boulevard, Loves Park, Illinois 61111

## Agenda

1. Call meeting to order
2. Reading and approval of the minutes from the **September 30, 2015 & November 16, 2015** meeting
3. Unfinished business: None
4. New business:
  - A. **6200 DAYTONA DRIVE** – A Special Use Permit for a fitness center in the CR (Commercial Retail) Zoning District

**Staff Recommendation:** Approval with conditions

**Conditions:**

1. The Special Use Permit expires with the discontinuance of the business or change in business 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
4. Customer parking shall not be permitted in adjacent parking lots, or other private property
5. The parking lot shall be striped according to the site plan within 30 days of the approval of the special use

**ZBA Recommendation:** Approval with conditions

**Conditions:**

1. The Special Use Permit expires with the discontinuance of the business or change in business 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
4. Customer parking shall not be permitted in adjacent parking lots, or other private property
5. The parking lot shall be striped according to the site plan within 30 days, unless weather prohibits such work

**B. 4638 FENTON LANE – A Variance for a zero side setback in the R2 (Two-Family Residential) Zoning District – Planned Unit Development**

**Staff Recommendation:** Approval

**ZBA Recommendation:** Approval

**C. 4640 FENTON LANE – A Variance for a zero side setback in the R2 (Two-Family Residential) Zoning District – Planned Unit Development**

**Staff Recommendation:** Approval

**ZBA Recommendation:** Approval

**D. 638 FRANCES AVENUE – A Variance to widen the driveway in front of and alongside of the home in the R1 (Single Family Residential) Zoning District**

**Staff Recommendation:** Approval

**ZBA Recommendation:** Approval

5. Public participation & comment
6. General discussion
7. Adjournment