



City of Loves Park
Community Development Committee
March 30, 2016
5:30 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 **January 6, 2016** meeting
3. Unfinished business:
4. New business:
 - A. 513 BOYLSTON STREET & 517 BOYLSTON STREET – A Zoning Map Amendment from the CG (Commercial General) Zoning District to the R1 (Single Family Residential) Zoning District**

Staff Recommendation: Approval

ZBA Recommendation: Approval
 - B. 1515 EAST RIVERSIDE BOULEVARD – A Special Use Permit for a Planned Development in the CR (Commercial Retail) Zoning District**

Staff Recommendation: Approval with conditions

 1. Any Variance or Special Use request, as part of the Planned Development, shall be approved by the Zoning officer as part of an internal Administrative Review process.
 2. No more than 25 percent of the total combined square footage for the 3 buildings constructed on Riverside Boulevard, identified on the site plan as buildings on Lots A, B, and C, will be permitted to be used a commercial office space. The office space shall be determined by the total gross floor space for each unit. An increase to exceed 25 percent for the 3 buildings shall not be a part of the Administrative Review process, and required the applicant to amend the Special Use Permit.

3. Drive-thru establishment shall be permitted on Lots A, B, and C, and shall be required to meet the City's requirements for those types of establishments.
4. All dumpsters shall be fully enclosed and be constructed of like materials used in the Planned Development.
5. The dilapidated freestanding sign located on Lot D, as identified on the site plan, shall be removed.
6. There shall be not outside storage or product displays for any of the retail establishments as part of this development. There shall also be no outside storage permitted associated with an indoor self-storage business.
7. All commercial buildings sizes increased by 10 percent, shall be approved by the Zoning Officer as part of an Administrative Review.
8. Buildings being constructed with 0 setbacks may only be approved as part of the Administrative Review process.
9. All of the 55 trees required by the City's code shall be planted.
10. All shopping center signs and monument signs shall be landscaped, and contain some combination of low lying shrubs, perennials, annuals, and ground cover.
11. All monument signs shall not exceed 15 feet in height, and be constructed of like or similar materials as used to build the Planned Development. Shopping center signs shall also be constructed of like or similar materials as used to build the Planned Development.
12. Support structures for monument signs and shopping center signs shall be fully enclosed.
13. All loading and unloading related to an indoor storage facility shall take place at the rear of the building.
14. Only 1 monument sign per structure or building shall be allowed on a lot or parcel.
15. The parking stalls shall be permitted to be 18 feet in length by 9 feet in width.

ZBA Recommendation: Approval with conditions

1. Any Variance or Special Use request, as part of the Planned Development, shall be approved by the Zoning officer as part of an internal Administrative Review process, as such approval does not impact the overall intent of the development.
2. No more than 25 percent of the total combined square footage for the 3 buildings constructed on Riverside Boulevard, identified on the site plan as buildings on Lots A, B, and C, will be permitted to be used as commercial office space. The office space shall be determined by the total gross floor space for each unit. An increase to exceed 25 percent for the 3 buildings shall not be a part of the Administrative Review process, and required the applicant to amend the Special Use Permit.
3. Drive-thru establishments shall be permitted on Lots A, B, and C, and

- shall be required to meet the City's requirements for drive-thru's
4. All dumpsters shall be fully enclosed and be constructed of like materials used in the Planned Development.
 5. The dilapidated freestanding sign located on Lot D, as identified on the site plan, shall be removed.
 6. There shall be not outside storage or product displays for any of the retail establishments as part of this development. There shall also be no outside storage permitted associated with an indoor self-storage business.
 7. All commercial buildings sizes increased by no more than 10 percent, shall be approved by the Zoning Officer as part of an Administrative Review.
 8. Buildings being constructed with 0 setbacks may only be approved as part of the Administrative Review process.
 9. All of the landscaping as presented on the conceptual site plan including 31 new trees shall be planted.
 10. All shopping center signs and monument signs shall be landscaped, and contain some combination of low lying shrubs, perennials, annuals, and ground cover.
 11. All monument signs shall not exceed 8 feet in height, and be constructed of like or similar materials as used to build the Planned Development. Shopping center signs shall also be constructed of like or similar materials as used to build the Planned Development, and shall not exceed 25 feet in height.
 12. Support structures for monument signs and shopping center signs shall be fully enclosed.
 13. All loading and unloading related to an indoor storage facility shall take place at the rear of the building.
 14. Only 1 monument sign per structure or building shall be allowed on a lot or parcel.
 15. The parking stalls shall be permitted to by 18 feet in length by 9 feet in width.

C. ORDINANCE ADOPTING THE 2015 ICC INTERNATIONAL BUILDING CODE WITH AMENDMENTS

D. ORDINANCE ADOPTING THE 2014 NFPA 70: NATIONAL ELECTRICAL CODE WITH AMENDMENTS

E. ORDINANCE ADOPTING THE 2015 ICC INTERNATIONAL ENERGY CONSERVATION CODE WITH AMENDMENTS

F. ORDINANCE ADOPTING THE 2015 ICC INTERNATIONAL EXISTING BUILDING CODE WITH AMENDMENTS

- G. ORDINANCE ADOPTING THE 2015 ICC INTERNATIONAL FIRE CODE, AND THE NATIONAL FIRE PROTECTION ASSOCIATION'S NATIONAL FIRE CODE, WITH AMENDMENTS**
- H. ORDINANCE ADOPTING THE 2015 ICC INTERNATIONAL FUEL GAS CODE WITH AMENDMENTS**
- I. ORDINANCE ADOPTING THE 2015 ICC INTERNATIONAL MECHANICAL CODE WITH AMENDMENTS**
- J. ORDINANCE ADOPTING THE 2015 ICC PERFORMANCE CODE FOR BUILDINGS AND FACILITIES WITH AMENDMENTS**
- K. ORDINANCE ADOPTING THE 2014 STATE OF ILLINOIS PLUMBING CODE WITH AMENDMENTS**
- L. ORDINANCE ADOPTING THE 2015 ICC INTERNATIONAL PROPERTY MAINTENANCE CODE WITH AMENDMENTS**
- M. ORDINANCE ADOPTING THE 2015 ICC INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS WITH AMENDMENTS**
- N. ORDINANCE ADOPTING THE 2015 ICC INTERNATIONAL SWIMMING POOL AND SPA CODE WITH AMENDMENTS**
- O. ORDINANCE ADOPTING THE 2015 ICC INTERNATIONAL WILDLAND-URBAN INTERFACE CODE WITH AMENDMENTS**
- P. ORDINANCE ADOPTING THE 2015 NFPA 101: LIFE SAFETY CODE**
- Q. ORDINANCE ADOPTING THE BUILDING PERMIT FEE SCHEDULE**

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