



City of Loves Park
Community Development Committee
May 3, 2017
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 **March 1, 2017** meeting
3. Unfinished business:
4. New business:
 - A. **220 E. RIVERSIDE BOULEVARD** – A Special Use Permit for accessory residence in the in the CR (Commercial Retail) Zoning District
Staff Recommendation: Approval with conditions
Conditions:
 1. The Special Use Permit expires with the change in property ownership, discontinuance of the business, change is business ownership, or sale of the property**ZBA Recommendation:** Approval, same as above
 - B. **220 E. RIVERSIDE BOULEVARD** – A Special Use Permit for an outdoor boat display area in the CR (Commercial Retail) Zoning District
Staff Recommendation: Approval with conditions
Conditions:
 1. The Special Use Permit expires with the change in property ownership, discontinuance of the business, change is business ownership, or sale of the property
 2. The existing river rock shall include 4 decorative posts 4 feet in height and have a large rope running between the posts, consistent with the landscape plan for 225 E. Riverside. The landscaping shall be completed by May 31, 2017

3. The display area shall be limited to 2 boats for sale at any given time, keeping the travel lane to the boat storage area behind the residence clear
4. There shall be no storage of personal vehicles, campers, rv's, or other non-aquatic recreational vehicles
5. The boat storage area shall be site obscuring
6. The Special Use Permit shall be revoked with verified complaints from adjacent businesses or property owners
7. There shall be no advertising or sales signs of any kind permitted on the boats

ZBA Recommendation: Approval, same as above

C. 225 E. RIVERSIDE BOULEVARD – A Special Use Permit for boat sales with a covered exterior display area in the CR (Commercial Retail) Zoning District

Staff Recommendation: Approval with conditions

Conditions:

1. The Special Use Permit expires with the change in property ownership, discontinuance of the business, change in business ownership, or sale of the property
2. The landscaping shall be completed before May 30, 2017, as indicated in the landscape plan provided
3. The display area indicated in front of the building shall only have 3 boats for display at any given time
4. There shall be no storage of boats behind the building. All boats or aquatic items for sale shall be stored at 220 E. Riverside Boulevard
5. There shall be no storage of personal vehicles, campers, rv's, or other non-aquatic recreational vehicles
6. The Special Use Permit shall be revoked with verified complaints from adjacent businesses or property owners
7. There shall be no advertising or sales signs of any kind permitted on the boats

ZBA Recommendation: Approval, same as above

D. PROPERTY COMMONLY KNOWN AS: 75XX ROCK VALLEY PARKWAY (12-02-202-003), 7551 PARK PLACE (12-02-252-004), 4209 BELL SCHOOL ROAD (12-02-251-005), 65XX ROCK VALLEY PARKWAY (12-02-251-001), AND 44XX BELL SCHOOL ROAD (12-02-201-006) – A Zoning Map Amendment from the CR (Commercial Retail) Zoning District to the IL (Light Industrial) Zoning District

Staff Recommendation: Approval

ZBA Recommendation: Approval

E. PROPERTY COMMONLY KNOWN AS: 75XX ROCK VALLEY PARKWAY (12-02-202-003), 7551 PARK PLACE (12-02-252-004), 4209 BELL SCHOOL ROAD (12-02-251-005), 65XX ROCK VALLEY PARKWAY (12-02-251-001), AND 44XX BELL SCHOOL ROAD (12-02-201-006) – A Special Use Permit to allow all permitted uses in the CR (Commercial Retail) Zoning District

Staff Recommendation: Approval

ZBA Recommendation: Approval with conditions

Conditions:

1. All properties developed with a commercial retail use be subject to all aspects of the City of Loves Park zoning ordinance pertaining to commercial retail land uses
 2. The Special Use Permit expires with the Loves Park Corporate Center IJRL Tiff land incentive.
-
5. Public participation & comment
 6. General discussion
 7. Adjournment