



City of Loves Park
Community Development Committee
September 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 **July 1, 2015** meeting
3. Unfinished business:
 - A. **2304 DEVON AVENUE** – A Variance to widen the driveway in front of the home in the R1 (Single Family Residential) Zoning District

Staff Recommendation: Approval

ZBA Recommendation: Approval
4. New business:
 - A. **4301 MCFARLAND ROAD** – An amendment to a Special Use Permit for outside storage in the CR (Commercial Retail) Zoning District

Staff Recommendation: Approval with conditions
 1. The Special Use Permit expires with the change in property ownership, sales of the business of the mini warehouse storage, or discontinuance of the business of the mini warehouse storage
 2. Only the areas designated for outside storage according to the official site plan can be used and no additional areas can be created
 3. The Special Use Permit can be revoked with verified complaints from adjacent property owners
 4. Only licensed operable vehicles may be stored on the property and in the designated parking area for outside storage. Vehicles include passenger vehicles, commercial vehicles and equipment, and trailers
 5. No construction or bulk materials are permitted to be stored on the property

6. Gravel is permitted for the outside storage area as submitted and outlined from the official site plan

ZBA Recommendation: Laid over until following month

B. 303 PEARL AVENUE – A Variance to widen the driveway in front of the duplex in the R1 (Single Family Residential) Zoning District

Staff Recommendation: Approval

ZBA Recommendation: Approval

C. 7143 WINDSOR LAKE PARKWAY & 7141 WINDSOR LAKE PARKWAY – A Variance for a zero side setback in the R3A (Multiple Family Residential) Zoning District

Staff Recommendation: Approval

ZBA Recommendation: Approval

D. 7139 WINDSOR LAKE PARKWAY & 7137 WINDSOR LAKE PARKWAY – A Variance for a zero side setback in the R3A (Multiple Family Residential) Zoning District

Staff Recommendation: Approval

ZBA Recommendation: Approval

E. 7141 WINDSOR LAKE PARKWAY – A Variance in the minimum lot size requirement of 14,600 square feet to a requested 3,605 square feet in the R3A (Multiple Family Residential) Zoning District

Staff Recommendation: Approval

ZBA Recommendation: Approval

F. 7139 WINDSOR LAKE PARKWAY – A Variance in the minimum lot size requirement of 14,600 square feet to a requested 3,607 square feet in the R3A (Multiple Family Residential) Zoning District

Staff Recommendation: Approval

ZBA Recommendation: Approval

G. 7137 WINDSOR LAKE PARKWAY – A Variance in the minimum lot size requirement of 14,600 square feet to a requested 3,624 square feet in the R3A (Multiple Family Residential) Zoning District

Staff Recommendation: Approval

ZBA Recommendation: Approval

H. Plat of Windsor Lake Townhomes

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