



CITY OF LOVES PARK

Department of Community Development

100 HEART BOULEVARD
LOVES PARK, ILLINOIS 61111
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Planning • Zoning • Building • Economic Development

AGENDA

City of Loves Park
Community Development Committee Meeting
October 28, 2019
CITY COUNCIL CHAMBERS
6:15 P.M.
100 Heart Boulevard, Loves Park, Illinois 61111

1. Roll call and declaration of a quorum
2. Reading and approval of the minutes from the **October 21, 2019** meeting
3. Report from the Community Development Department – None
4. Unfinished business – None
5. New business –
 - A. **213, 217, 221, AND 225 EAST RIVERSIDE BOULEVARD** – A Special Use Permit for a boat sales establishment with outside display area in the CR (Commercial Retail) Zoning District.

Staff Recommendation: Approval w/ conditions

1. The architectural building plans shall be submitted, within 30 days, of the approval of the Special Use Permit. The submitted plans shall be required to meet the requirements of the adopted Building Code and State of Illinois requirements. The plans will require payment of the City's Plan Review fee, and be reviewed by the City's Plan examiner as is required and customary for all new commercial structures to be constructed in the City of Loves Park. No permits will be issued until the plans are approved, and the structure meets all applicable codes.
2. Upon completion of the Plan Review process, within 3 days, permits must be obtained. The permit fees will be double the customary fees as stated in the adopted Building Codes for construction prior to obtaining the appropriate permits. Any and all changes to the structure, which may be required through the Plan Review process, must be completed and pass the appropriate inspections.
3. All areas utilized for driving or parking must be paved with a dust free hard impervious surface within 1 year of approval of the special use. Such material must be approved by the City prior to installation.
4. All landscaping must be approved, and coordinated with City Staff, as required by the revised Special Use Permit, no later than June 30, 2020. The landscaping shall include a variety of salt tolerant plants, placed 5 ft apart

within the landscape area, and be maintained. The asphalt in the landscape area shall be removed, soil mounded, with river rock added. All sides of the landscape area shall be curbed. The applicant shall not be required to provide any interior trees, as required by code, because no interior parking is being created.

5. A handicap accessible stall shall be provided, and striped according to Illinois State Statutes. The location and striping for the accessible stall shall be done on or before May 31, 2020.
6. Loading and unloading shall take place in the alley and not on Riverside Boulevard.
7. The special use expires with the change in property ownership, discontinuance of the boat sales business, or change in business ownership. And, may be revoked with or verified complaints from adjacent businesses or property owners.
8. Small signs displaying boat for sale, which indicate make, model, accessories, and price shall be permitted. There shall be no signage display for other businesses allowed.
9. The owner shall work with Staff for the implementation of the dumpster enclosure. The enclosure shall be installed on or before May 31, 2020.
10. Failure to meet any of the requirements specified in the conditions required as part of this approval, will require that the structure being used in conjunction with this business, be removed by no later than July 1, 2020.

ZBA Recommendation: Approval w/ conditions, deletions, and amendments

- Delete condition number 2.
- Amend condition 3 as follows: All area utilized for driving or parking must be paved with a dust free hard impervious surface within 18 months of approval of the special use. Such material must be approved by the City prior to installation.
- Delete condition number 10.

B. TEXT AMENDMENT – CHAPTER 102, ARTICLE III, DISTRICTS, DIVISION 2, RESIDENTIAL, SECTION 102-152

Staff Recommendation: Approval

ZBA Recommendation: Approval

C. TEXT AMENDMENT – CHAPTER 102, ADULT USE CANNABIS

Staff Recommendation: Approval

ZBA Recommendation: Approval

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