



AGENDA

City of Loves Park
Community Development Committee Meeting

July 27, 2020

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 **June 25, 2020** meeting
3. Report from the Community Development Department – None
4. Unfinished business – None
5. New business –

- A. 6110 BROADCAST PARKWAY** – A Special use Permit for a fitness establishment in the CO (Commercial Office) Zoning District.

Staff Recommendation: Approval w/ conditions

Conditions:

1. The Special Use Permit expires with the change in business ownership, or discontinuance of the fitness establishment.
2. The dumpster enclosure shall be installed within 30 days of approval of the special use.
3. All activities, classes, and items used in conjunction with training shall take place within the building. No outside storage shall be permitted.
4. The Special Use Permit shall be revoked with verified complaints from adjacent property businesses, property owners, and/or local authorities.
5. The business owner shall coordinate with Staff to bring the unit up to code for the use. The business owner may not conduct business at this location until plan review and/or the review process has been completed.
6. The special use shall be renewed 1 year from the date of approval.

ZBA Recommendation: Approval with conditions above, amended #1

1. The Special Use Permit expires with the change in use.

- B. 205 E. RIVERSIDE BOULEVARD** – A Special Use Permit for a drive-thru window in the CR (Commercial Retail) Zoning District.

Staff Recommendation: Approval w/ conditions

Conditions:

1. The Special Use Permit expires with the change in business ownership, or discontinuance of the Alvarez restaurant.
2. The dumpster enclosure shall be installed within 30 days of approval of the special use.
3. The five tandem parking stalls and dumpster enclosure that will be located at 209 E. Riverside, parcel number 11-01-406-003, shall be included as part of the special use. The parking located on parcel number 11-01-406-001, shall also be included as part of the special use.
4. The Special Use Permit shall be revoked with verified complaints from Adjacent property businesses, property owners, and/or local authorities.
5. The special use shall be renewed 1 year from the date of approval.
6. All parking stalls and directional arrows shall be striped, according to the site plan, no later than August 31, 2020.

ZBA Recommendation: Approval with conditions above, amended #1.

1. The Special Use Permit expires with the change in use.
6. Public participation & comment -

Anyone who wishes to speak regarding a petition shall contact the Zoning Officer 24 hours preceding the scheduled meeting.

7. General discussion
8. Adjournment