



AGENDA

City of Loves Park
Community Development Committee Meeting
November 30, 2020

VIRTUAL MEETING
WWW.CITYOFLOVESPARK.COM OR
CITY OF LOVES PARK FACEBOOK PAGE
6:15 PM

1. Roll call and declaration of a quorum
2. Reading and approval of the minutes from the **November 16, 2020** meeting
3. Report from the Community Development Department – None
4. Unfinished business – None
5. New business –
 - A. **668 TRENT LANE** – A Variance to allow a 6 foot fence in the required front yard building setback behind the home on Paisley Drive in the R1 (Single Family Residential) Zoning District.

Staff Recommendation: Approval

ZBA Recommendation: Approval
 - B. **42XX BELL SCHOOL ROAD** – A renewal of a Special Use Permit for a semi/semi-trailer parking lot in conjunction with the Road Ranger gasoline station in the CR (Commercial Retail) Zoning and I-90 E. Riverside Overlay Districts.

Staff Recommendation: Approval w/ conditions

Conditions:
 1. The Special Use Permit shall be renewed 1 year from approval.
 2. The applicant shall work with Staff to coordinate the installation of the Required landscaping. No parking shall be permitted until the landscaping is installed and permanent trash receptacles have been provided around the perimeter of the property.
 3. There shall be no merchandise for sale on this lot or no displays. There shall be no sales or promotions of any kind permitted on the lot 12-02-251-011, Commonly Known as 42XX N. Bell School Road.
 4. No more than 7 semis or semi-trailers shall be permitted at any given time.

Signage indicating this information shall be required.

5. The lot shall remain available for public use. Paid parking arrangements shall not be allowed.
6. The parking lot shall be installed and improved according to the site plan submitted for approval of the petition.

ZBA Recommendation: Approval – same as above

- C. 7290 E. RIVERSIDE BOULEVARD** – A Special Use Permit for a drive-thru in the IL_CR (Light Industrial_Commercial Retail) and I-90 E. Riverside Overlay Districts.

Staff Recommendation: Approval w/ conditions

Conditions:

1. The Special Use Permit expires with the change in use.
2. Two trees on the north property line shall be relocated closer to the Riverside frontage, along the western property line, and spaced equally. The landscape beds, as presented, shall be permitted. The business and/or land owner shall be responsible for the maintenance, repair, and replacement of all landscaping materials. The plant materials and landscape bed areas shall be maintained in healthy growing condition, free from refuse, debris, and weeds at all times.
3. The Special Use Permit shall be renewed 1 year from the date of approval.
4. All building, freestanding signs, and materials shall meet the requirements of Article VI, Signs, Section 102-284, the East Riverside/I-90 Overlay District, Section 102-338, and the Overlay Review Board (ORB) recommendations.

ZBA Recommendation: Approval – same as above

- D. 520 E. RIVERSIDE BOULEVARD** – A Zoning Map Amendment from the CR (Commercial Retail) Zoning District to the R1 (Single Family Residential) Zoning District.

Staff Recommendation: Approval

ZBA Recommendation: Approval

- E. 526 E. RIVERSIDE BOULEVARD** – A Zoning Map Amendment from the CR (Commercial Retail) Zoning District to the R1 (Single Family Residential) Zoning District.

Staff Recommendation: Approval

ZBA Recommendation: Approval

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