



AGENDA

City of Loves Park
Community Development Committee Meeting

March 29, 2021

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 **March 1, 2021** meeting
3. Report from the Community Development Department – None
4. Unfinished business – None
5. New business –

- A. 919 RIVER LANE** – A Special Use Permit for a dog daycare, training, and grooming establishment in the IL (Light Industrial) Zoning District.

Staff Recommendation: Approval w/ conditions

Conditions

1. The Special Use Permit expires with the discontinuance of the use of the dog daycare, training, and grooming establishment.
2. The Special Use Permit shall be renewed 1 year from the date of approval.
3. Dog Grooming shall not be permitted until the business owner or property owner has brought the building up to code for the use, and all inspections have been approved.
4. 3 Planters filled with live plants shall be placed, and maintained, on the private sidewalk in front of the business. The front half of the building shall be painted.

ZBA Recommendation: Approval, same as above

- B. 6423 WINDSOR ROAD, 4557 MARSH HAWK DRIVE, AND 4503 MARSH HAWK DRIVE (08-34-452-017, 08-34-452-018, 08-34-452-019)** – A Zoning Map Amendment from the CR (Commercial Retail) Zoning District to the R2 (Two-family Residential) Zoning District.

Staff Recommendation: Approval

ZBA Recommendation: Approval

- C. 6423 WINDSOR ROAD, 4557 MARSH HAWK DRIVE, AND 4503 MARSH HAWK DRIVE (08-34-452-017, 08-34-452-018, 08-34-452-019) – A Special Use Permit for a Planned Unit Development containing 9 duplexes and 4 single family dwellings in the R2 (Two-family Residential) Zoning District.**

Staff Recommendation: Approval w/ conditions

Conditions:

1. All dwellings shall be constructed using some combination of brick, stone masonry, and siding.
2. A monument subdivision sign shall be placed at the northeast corner of Marsh Hawk Drive and Perry Ridge Lane. A single subdivision monument sign, allowing vacancy notification and contact number, shall be permitted along Perryville Road within the building setback. Neither sign shall include any LED, or other electronic capabilities. The subdivision signs shall include landscaping, and not be more than 5 feet in height. Signs shall be approved by City Staff before installation.
3. The maintenance of the exterior of the dwellings, landscaping, and land for this Planned Unit Development shall be the responsibility of the land owner.
4. Any changes to the site plan, as presented, shall not affect the character of the development. All changes shall require approval by the City's Zoning Officer as part of an administrative review.
5. The developer shall provide a concrete sidewalk connection along Windsor Road that connects to the existing crosswalk on Perryville Road, a sidewalk along the eastern side of Marsh Hawk Drive, and a sidewalk across the Hilltop Drive frontage.
6. The 25 foot and 22 foot building setback, as presented, for the westerly portion of the development shall be acceptable.

ZBA Recommendation: Approval, same as above.

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