

ORDINANCE NO. 608H

**AN ORDINANCE APPROVING
A PRELIMINARY PLAT TITLED
CROSSLINK BUSINESS PARK NO. 2 SUBDIVISION**

WHEREAS, the City of Belvidere has adopted a Subdivision Ordinance (Chapter 151 of the Belvidere Municipal Code) in accordance with the provisions of Illinois Compiled Statutes to regulate the division of land and specify the minimum requirements for public improvements on land in the City of Belvidere; and,

WHEREAS, the applicant, William Hupperich (Manhard Consulting, Ltd), 1 Overlook Point, Suite 290, Lincolnshire, Illinois 60069 on behalf of the owners (described in the attached subdivision plat [hereof referenced as Attachment A]), has petitioned the City of Belvidere for approval of the preliminary plat titled Crosslink Business Park No. 2 Subdivision.

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BELVIDERE, BOONE COUNTY, ILLINOIS, AS FOLLOWS:

Section 1. That the attached Preliminary Plat titled Crosslink Business Park No. 2 Subdivision be, and is hereby approved, subject to the following conditions:

1. The word "proposed" shall replace "hereby dedicated" for Crosslink Parkway.
2. A Plat of Vacation for the portions of Morriem Drive and Crosslink Parkway being vacated shall be recorded.
3. The building setback lines shall be removed.
4. A note stating that there will be no direct vehicle access to Grant Highway/U.S. Route 20 shall be added to the plat.
5. "Storm sewer easement and non-buildable, non-fillable storm water detention easement" shall be noted in Outlot B.
6. Reference to the existing 40' sanitary sewer and drainage easement document shall be shown on the plat
7. Per Section 151.25.b.10 of the Belvidere Subdivision Code and 765 ILCS 205/1, a subsurface drainage study and a topographic survey and drainage profile shall be completed and submitted for review.
8. Per Section 151.25.b.15.d of the Belvidere Subdivision Code, a property owner endorsement signature block is required.
9. Per Section 151.40.d of the Belvidere Subdivision Code, existing monuments shall be shown or called out on existing boundaries, boundary corners and section corners.
10. Easements shall be shown for the proposed detention ponds that are shown on the engineering plans.

11. Prior to approval of the Final Plat for this subdivision, the developer shall pay all normal, customary and standard permit, inspection, tap-on, connection, recapture, basin and other fees that are required by the City at the time of Final Plat submittal.
12. Ownership and maintenance responsibility of the detention areas must be included in the final plats.
13. The plat shall be in compliance with all applicable codes, ordinances, and agreements

Section 2. That the Mayor and City Clerk are hereby authorized and directed to execute the plat upon presentment of a proper guarantee for the construction of the required subdivision improvements and payment of the construction inspection fee in accordance with the Belvidere Subdivision Ordinance.

Section 3. That the City Clerk is hereby authorized and directed to cause the final plat to be recorded with the Boone County Recorder of Deeds after the plat is properly executed by all of the officers of the City of Belvidere.

Section 4. That this Ordinance shall be in full force and effect from and after its passage as provided by local law and pursuant to Illinois State Statutes. This written and foregoing Ordinance is published by authority of the corporate authorities of the City of Belvidere in pamphlet form on this date.

PASSED by the City Council of the City of Belvidere this _____ day of _____, 2023.

APPROVED by the Mayor of the City of Belvidere this _____ day of _____, 2023.

Clint Morris, Mayor

ATTEST:

Sarah Turnipseed, City Clerk

Ayes: _____ Nays: _____ Absent: _____

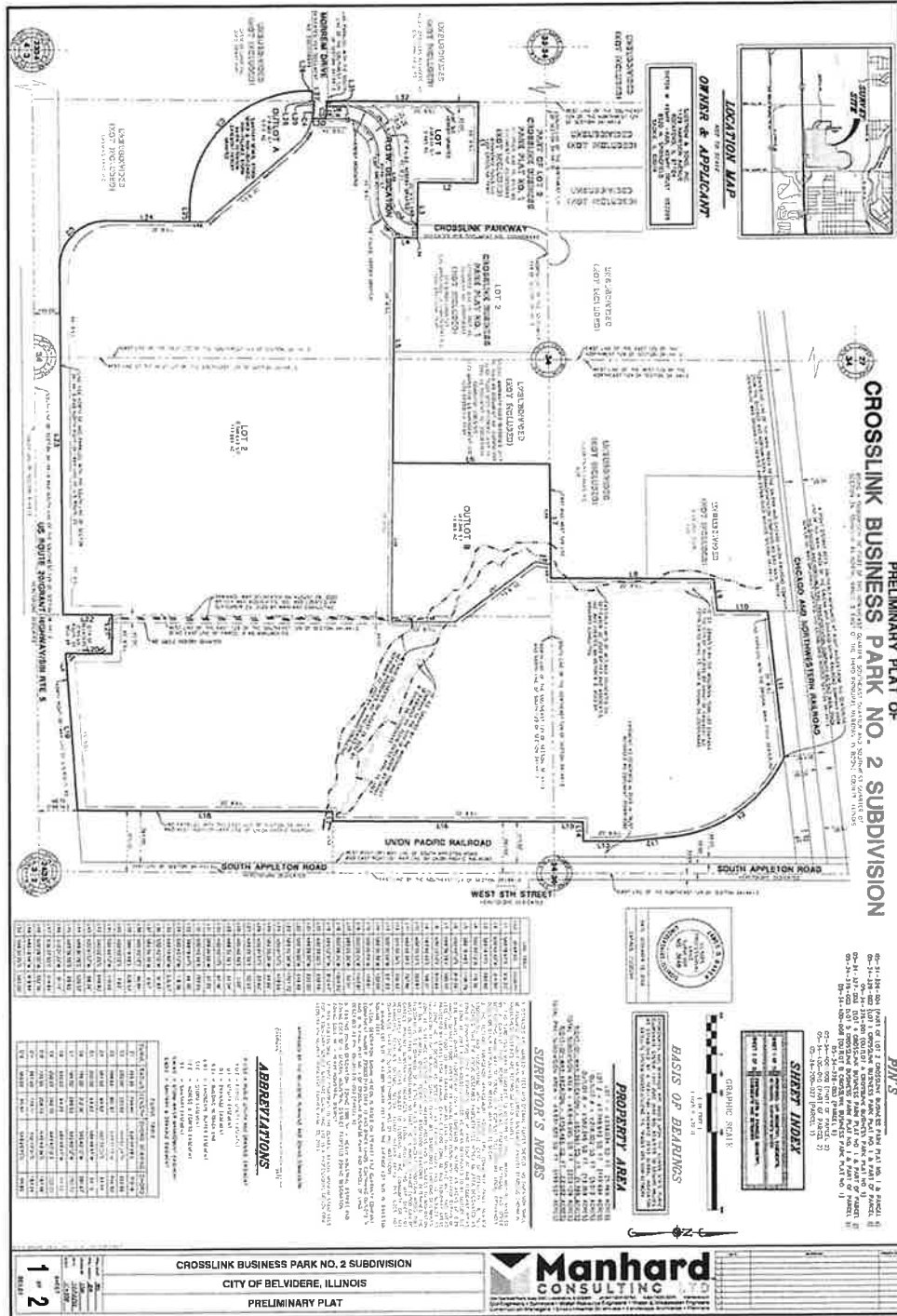
City Council Members Voting Aye:

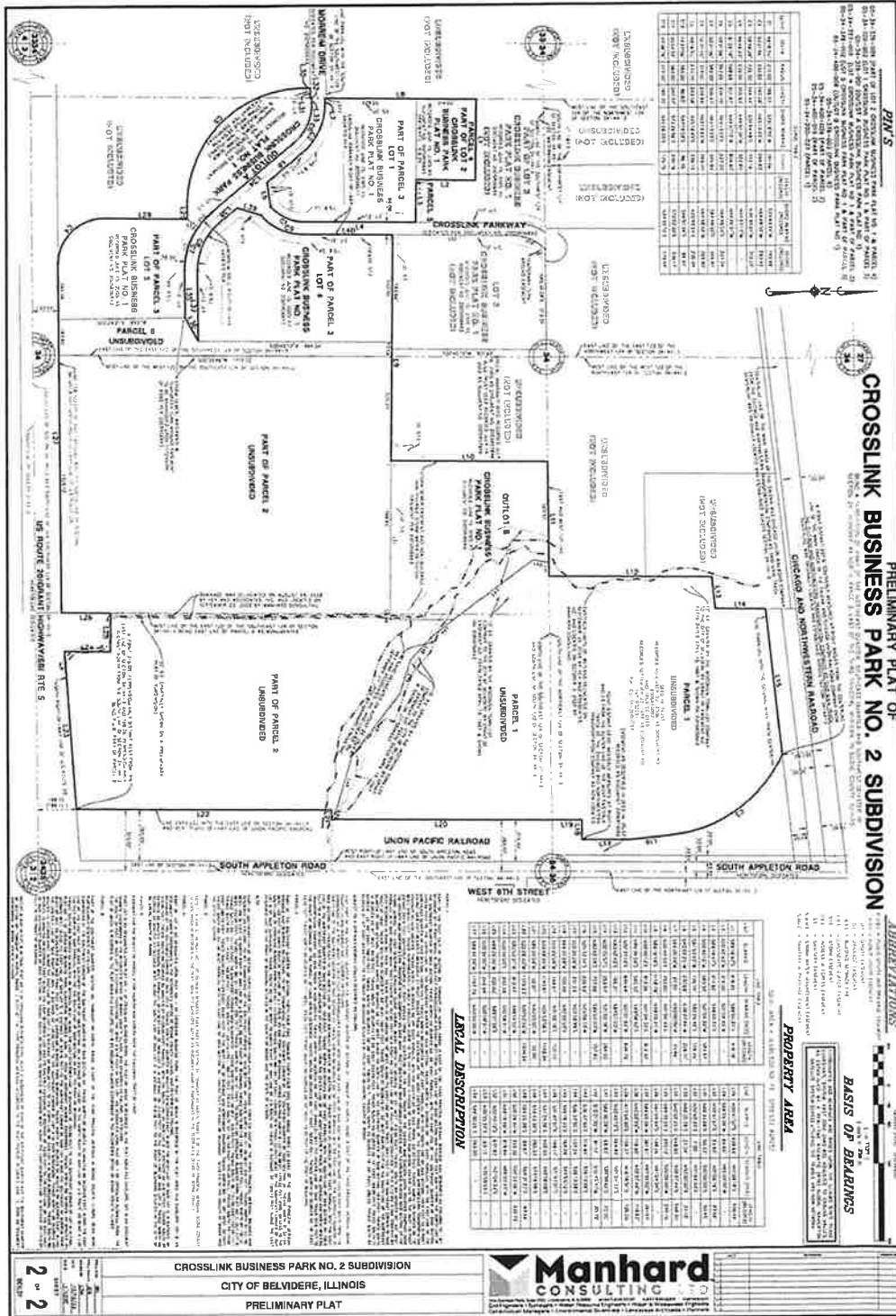
City Council Members Voting Nay:

Date Published:

Sponsor: _____

ATTACHMENT A





CITY OF BELVIDERE

Community Development



BUILDING DEPARTMENT

PLANNING DEPARTMENT

401 WHITNEY BLVD. SUITE 300 BELVIDERE, IL 61008 * PH (815)547-7177 FAX (815)547-0789

January 3, 2023

ADVISORY REPORT

CASE NUMBER: 2023-02

APPLICANT: Crosslink Business Park No. 2, PP

REQUEST:

The applicant is requesting preliminary plat approval of the 4-lot Crosslink Business Park No. 2 Subdivision.

LOCATION AND DESCRIPTION OF SITE:

The subject property is located northwest of South Appleton Road and Grant Highway and encompasses portions of the original Crosslink Business Park preliminary plat and the Kempf property (currently being rezoned to heavy industrial). It is approximately 205 acres in size and is in row crop production with a creek and some woodlands (see attached aerial photo). PINs: 05-34-326-004; 05-34-326-002; 05-34-376-001; 05-34-327-003; 05-34-327-002; 05-34-400-008; 05-34-376-003; 05-34-400-009; 05-34-400-010; and 05-34-200-027.

BACKGROUND:

The original preliminary plat for Crosslink Business Park was approved in 2004 and encompassed approximately 176 acres and was comprised of 15 lots (2 being outlots) ranging from 7.5 to 27 acres. Shortly after the preliminary plat was approved, approximately 60 acres were final platted into 5 buildable lots and 2 outlots. It appears that the State Plat Act was used to adjust two of the lots within the final plat at a later date. Although at the time of platting the lot sizes were considered adequate, the current trend for industrial development requires larger lot sizes.

The proposed preliminary plat will encompass the remaining unplatted property, the two outlots, a portion of Lot 2 from the final plat and the Kempf property located north of the creek for a total of 205 acres. The two outlots will remain the same, Lot 1 is a 5.465 acre lot to the west of Crosslink Parkway and Lot 2 is 177.884 acres and is currently under zoning review for a planned development to allow a distribution center.

Noticeable differences between the two preliminary plats is the road configuration in order to accommodate the size of Lot 2. Sjostrom Drive is no longer proposed. Portions of Morriem Drive are vacated and Crosslink Parkway is re-aligned. In order to achieve the new road layout and adequate access to existing buildings a deviation to the subdivision code is required. This deviation is part of the planned development being requested and would allow the centerline radius of a horizontal curve to be reduced from 300 feet to 160 feet. The applicant is also

2023-02; Crosslink Business Park No. 2 Subdivision Preliminary Plat

requesting that the requirement for sidewalks be waived considering that they were waived in the first final plat.

A sanitary sewer line that primarily services Stellantis runs north-south through the property. Sjostrom Drive was originally intended to be constructed over the sanitary sewer, an easement will be placed on the plat instead. As Lot 2 is developed, certain construction will be restricted within the easement area.

A request for comments was sent to 18 departments, agencies, or other parties. Comments received were either addressed by the applicant or have been incorporated into the recommended conditions of approval.

SUMMARY OF FINDINGS:

Provided that the suggested conditions of approval are met, the Preliminary Plat of Crosslink Business Park No. 2 Subdivision is in conformance with the City of Belvidere's Subdivision Code and Zoning Ordinances.

RECOMMENDATION:

Planning staff recommends the **approval** of the preliminary plat for Crosslink Business Park No. 2 Subdivision (case number **2023-02**) subject to the following conditions:

1. The word "proposed" shall replace "hereby dedicated" for Crosslink Parkway.
2. A Plat of Vacation for the portions of Morriem Drive and Crosslink Parkway being vacated shall be recorded.
3. The building setback lines shall be removed.
4. A note stating that there will be no direct vehicle access to Grant Highway/U.S. Route 20 shall be added to the plat.
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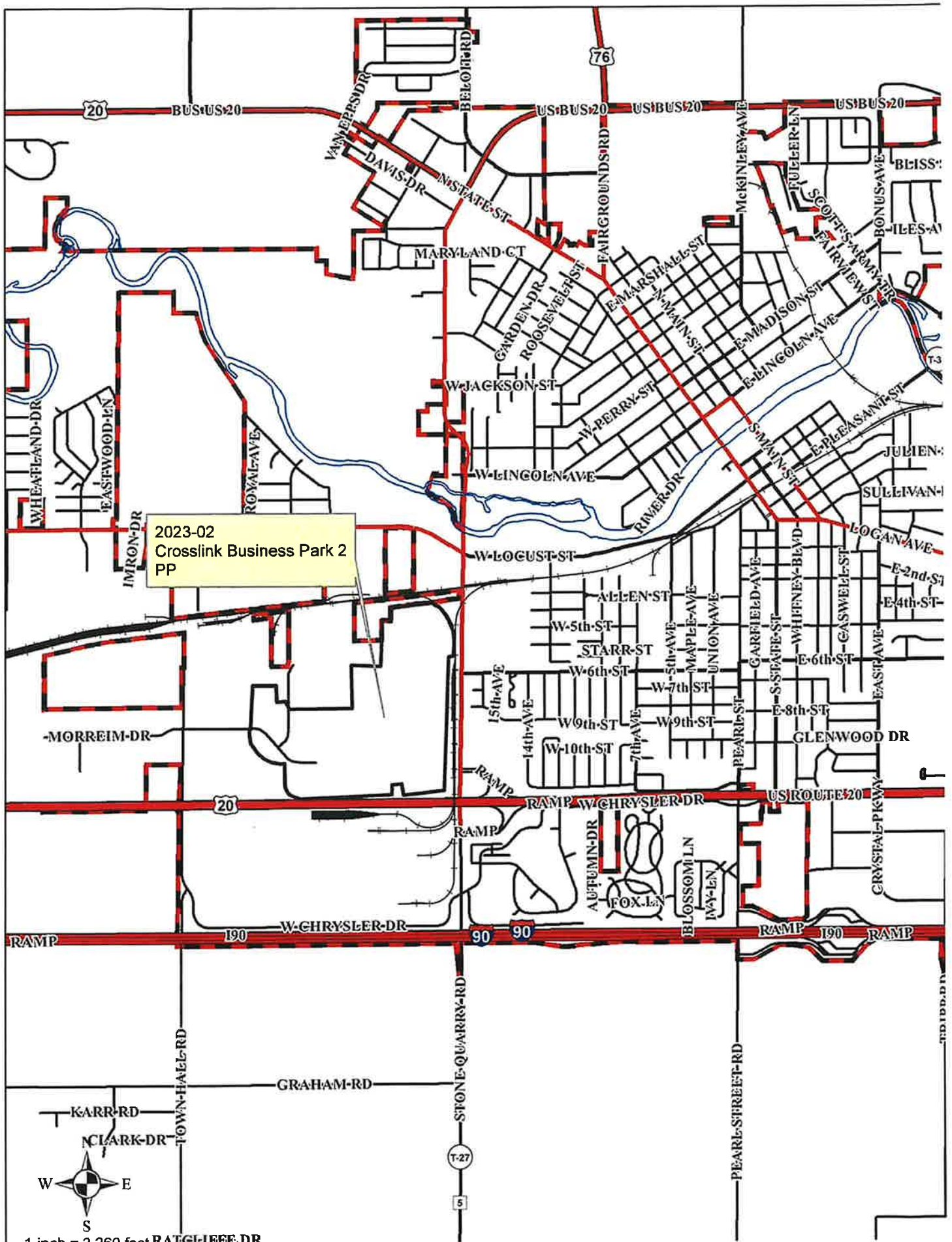
Submitted by:


Gina DelRose
Community Development Planner

2023-02; Crosslink Business Park No. 2 Subdivision Preliminary Plat

ATTACHMENTS

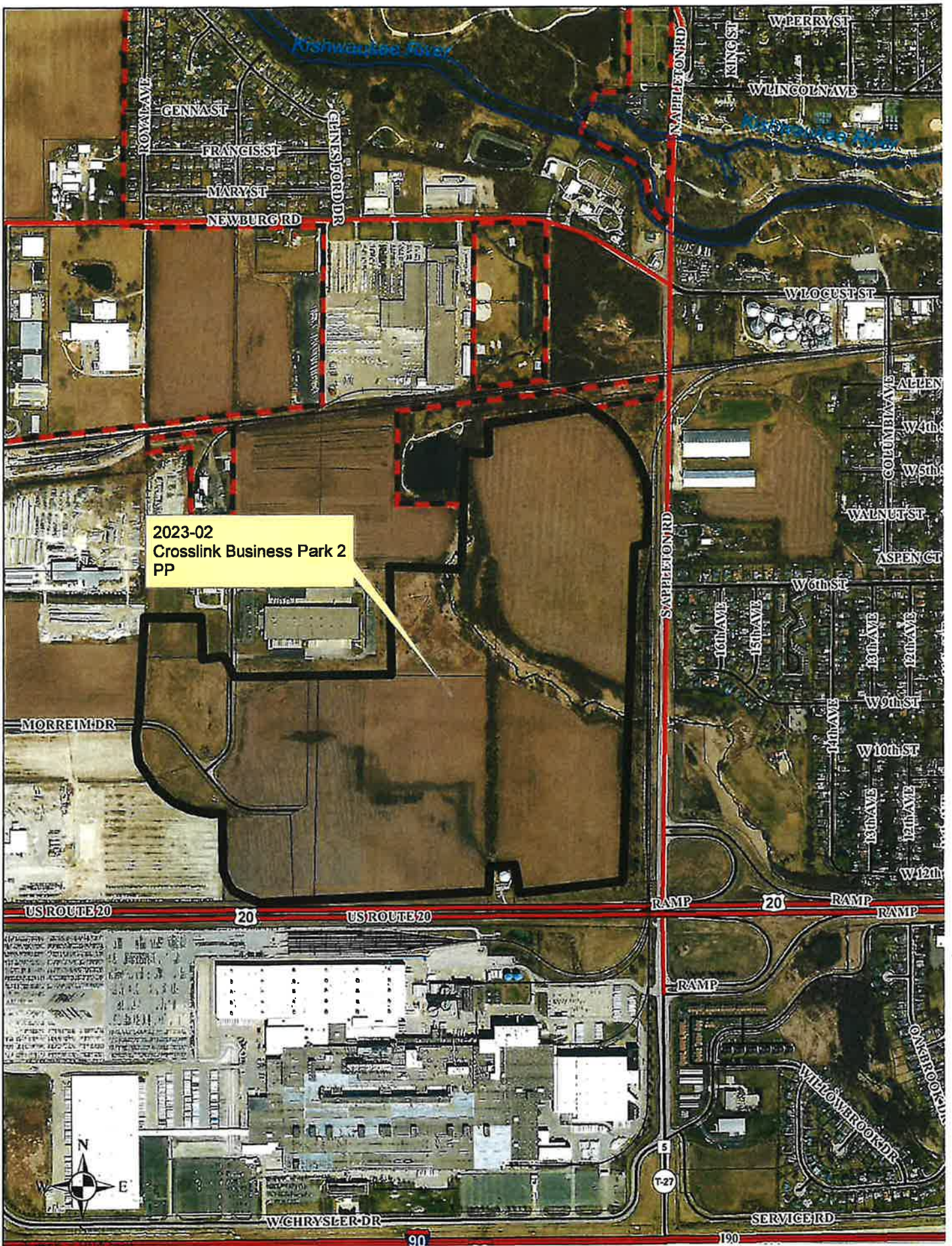
1. Location Map by Planning Staff.
2. Aerial Photo with Platting by Planning Staff.
3. Narrative submitted by the Applicant.
4. Justifications of Requested Code Variances Submitted by the Applicant.
5. Letter from Hampton, Lenzini and Renwick, Inc., Alex Riegler, December 29, 2022.
6. Preliminary Plat for Crosslink Business Park Plat No. 2 Subdivision by Manhard Consulting, LTD, dated December 12, 2022.



2023-02
Crosslink Business Park 2
PP



1 inch = 2260 feet



2023-02
Crosslink Business Park 2
PP



ROYAL AVE
GENNA ST
FRANCIS ST
MARY ST
NEWBURGD

GENSFORD DR

S APPLETON RD

WPERRY ST
W LINCOLN AVE

W LOCUST ST

ALLEN
COLUMBIA AVE
W 4th ST
W 5th ST
WALNUT ST
ASPEN CT

W 6th ST
W 7th ST
W 8th ST
W 9th ST
W 10th ST
W 11th ST
W 12th ST

MORREIM DR

US ROUTE 20

20

US ROUTE 20

RAMP

20

RAMP

RAMP

RAMP

5
T-27

W CHRYSLER DR

SERVICERD

90

190

City of Belvidere Subdivision Application Narrative

Project Yukon

12/13/22

The subject property of this Subdivision Application request is for the proposed Crosslink Business Park No. 2 Subdivision located at the northwest corner of US Route 20 and South Appleton Road. The Subdivision consists of a 199.5-acre parcel consisting of Lots 1 and 2, and Outlots 1 and 2. The proposed subdivision also include a 1.4-acre Right-of-Way Dedication of Crosslink Parkway. The parcel is bounded by the Union Pacific Railroad to the north and east, intersected by Tributary A to the Kishwaukee River, and is bound by existing industrial developments. Lot 1 of the subdivision will consist of a 1,243,014 Square-Foot Cold Storage Facility accompanied by two (2) guard houses, maintenance building, fire protection pump house and storage tanks, pallet processing facility, and a truck maintenance garage with fuel island and tanks.

The requested subdivision variances for minimum centerline radius are necessary given the geometric constraints associated with the proposed realignment of Crosslink parkway and will allow for proper connection from the Android Industries property to Morriem Drive around the western boundary of the site. The requested special uses for a planned development consist of increasing the maximum building height, driveway width, maximum luminaire height and size of directional signage. These requests are necessary due to the scale of the proposed development and proposed use of the facility as a cold storage distribution center.

The requested deviations for a planned development of the subject property would be consistent with the neighboring properties to the south and west (HI District), specifically the Stellantis development located on the south side of US Route 20.

Justification for Code Variances

Project Yukon City of Belvidere

1. Section 98.22. Waiver from providing sidewalks in public right of way for streets abutting property.

As no public sidewalk presently exists in the public rights of ways in the vicinity of the subject property, a waiver is requested from providing public sidewalk in the abutting rights of ways.

2. Section 150.105(C)(9)(G)(2)(E) Maximum Building Height.

Request: Increase the maximum allowable height of the main building from 45 feet to 125 feet and increase the maximum allowable height of the auxiliary buildings from 45 feet to 60 feet.

The proposed cold storage facility requires various tiers of building heights for office space, warehouse space and penthouse roof to house mechanical and refrigeration equipment. The increased building height will allow for proper screening of roof mounted utility equipment.

3. Section 150.702(J) Width of Driveways.

Request: Increase the allowable width from 35 feet to 87 feet and the maximum flare from 5 feet to 45 feet

Due to the anticipated tractor trailer turning movements and developer queuing requirements, the increase in allowable driveway width is necessary for trucks to enter and exit the proposed facility from or onto Crosslink Parkway.

4. Section 150.704(F)(8) Parking Layout Dimensions.

Request: Reduction in the minimum parking stall width from 10 feet to 9 feet.

Request: Reduction in the minimum two-way drive aisle width from 26 feet to 24 feet.

Due to constraints related to the limited site area for the contemplated development, and limitations on the degree of imperviousness contemplated in the original stormwater design, we are requesting this reduction to provide more pervious vegetative ground cover. The requested reduced dimensions are consistent with other developments in the City.

5. Section 150.707(E)(1) Maximum Luminaire Height.

Request: Increase the allowable light pole height from 30 feet to 35 feet.

Due to the size and scale of the proposed development, and in comparison to the neighboring Stellantis development, the additional pole heights with the required fencing and landscape screening would not be noticeable. For security reasons the taller pole heights are necessary for CCTV camera mounting and for photometrics purposes so that light can spread to a wider area and ensure there are no spots of low light emittance or "hot spots".

6. Section 150.1003. – Directional Sign (on site)

Request: Increase the allowable size of directional signs from 3 square feet to 100 square feet

Request: Increase the size of the logo from 1 square foot to 35 square feet

Request: Increasing the height of the sign from 5 feet to 8.5 feet.

Due to length and location of the proposed access drives, it is necessary properly direct truck traffic and employee traffic in a manner to ensure there is no intermingling of car and truck traffic and provide clear direction to users of the proposed development

7. Section 151.41 (B)(8). Reduction in minimum centerline radius of a horizontal curve from 300' to 160'.

As a result of geometric constraints associated with the proposed realignment of Crosslink Parkway, a reduction in horizontal curve length is requested in order to allow for the connection of Crosslink, from the south entrance of the Android property to Morreim Drive, around the subject site

8. Section 151.41 (E.)(2). Waiver from providing sidewalk in public right of way.

A waiver is requested from providing public sidewalk along Crosslink Parkway, as there presently is no sidewalk in the existing Crosslink Parkway or Morreim Drive rights of way north and west of the subject property

9. 151.65 (1). Waiver from providing sidewalks in public right of way for streets abutting property.

As no public sidewalk presently exists in the public rights of ways in the vicinity of the subject property, a waiver is requested from providing public sidewalk in the abutting rights of ways.



Hampton, Lenzini and Renwick, Inc.

Civil Engineers • Structural Engineers • Land Surveyors • Environmental Specialists
www.hlrengineering.com

December 29, 2022

Mr. Brent Anderson
Director of Public Works
City of Belvidere
401 Whitney Boulevard, Suite 200
Belvidere, Illinois 61008

Re: 2023-02; Crosslink Business Park 2 Subdivision
Proposed Cold Storage Facility
City of Belvidere
Plat of Subdivision and Engineering Plan Review

Dear Mr. Anderson:

We reviewed the following items for the referenced project:

- Proposed Preliminary Engineering Plan for Proposed Cold Storage Facility prepared by Manhard Consulting, Ltd and dated November 14, 2022
- Preliminary Plat of Crosslink Business Park No. 2 Subdivision prepared by Manhard Consulting, Ltd and dated November 14, 2022

The following comments are offered for your consideration:

GENERAL COMMENTS

1. It is understood that the submitted items are preliminary in nature. Additional comments may arise as more information is provided.
2. The final submittal will need to include the following:
 - a. Advanced drainage plan per Section 151.42 of the Belvidere City Ordinance
 - b. Erosion and sediment control plan per Section 151.45 of the Belvidere City Ordinance
 - c. Landscape plan per Section 151.49 of the Belvidere City Ordinance

PRELIMINARY ENGINEERING PLAN

SHEET 1 – TITLE SHEET

3. The final plans will need the signature and seal of a Professional Engineer licensed in the State of Illinois.

SHEETS 2-5 – OVERALL PLAN, PRELIMINARY SITE DIMENSIONAL AND PAVING PLAN

4. Provide an existing conditions and demolition plan.
5. Provide proposed pavement sections for all items listed in the Pavement Legend.

380 Shepard Drive
1401 Timber Drive, Unit 1
Elgin, Illinois 60123-7010
Tel 847 697 6700
Fax 847 697 6753

380 N Terra Cotta Road
Unit G
Crystal Lake, Illinois 60014
Tel 847 697.6700
Fax 847 697 6753

3085 Stevenson Drive
Suite 201
Springfield, Illinois 62703
Tel 217.546 3400
Fax 217.546 8116

323 West 3rd Street
P O Box 160
Mt Carmel, Illinois 62863
Tel 618 262 8651
Fax 618 263 3327

Mr. Brent Anderson
 City of Belvidere
 December 29, 2022

6. Provide a profile view of the proposed re-aligned Crosslink Parkway with grades and elevations at 50-foot intervals.
7. Provide cross sections for the proposed re-aligned Crosslink Parkway.
8. Provide all details and notes necessary to construct the proposed improvement.

SHEETS 6-8 – PRELIMINARY GRADING PLAN

9. It appears that Crosslink Parkway and the west side of the site overflow to Outlot A, the existing detention basin. Clarify how the overflow route is planned to cross Morreim Drive.
10. The HWL of Basins A and B appear to be shown incorrectly.
11. Existing Outlots A and B are shown with over 30 feet between the bottom elevation and high water elevation. Is this correct?
12. Fill in the survey date for Grading Note #9.

SHEETS 9-11 – PRELIMINARY UTILITY PLAN

13. The smaller font size for existing utility information makes it difficult to read. Please increase the font size.
14. For all proposed utility structures, provide a unique number or letter, the structure diameter, rim and invert elevations, and frame and lid type.
15. For all proposed utility pipes, provide the material, length, and slope.
16. For all locations where existing or proposed utility pipes cross each other, provide top and bottom of pipe elevations and separation distance.
17. Provide structural designs for the proposed box culverts.
18. Provide calculations to show that the proposed culverts can convey the existing waterway without negative downstream impacts.
19. Provide additional design information for the proposed lift station, fire protection tanks, and pump house.
20. Provide all details and notes necessary to construct the proposed utilities.
21. There are storm sewer size labels that aren't connected to any proposed storm sewer in the parking area west of the truck maintenance garage. Revise as necessary.
22. The domestic water main changes in size from 8-inch at the northwest corner of the building to 12-inch at the northeast corner. Clarify where the water main size changes. Also clarify whether the water main interconnects with the fire protection main where they cross near the proposed pump house.
23. Show any proposed drainage easements on the utility plan.

PRELIMINARY PLAT OF SUBDIVISION

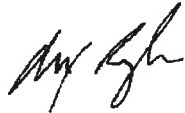
24. Missing Owners Endorsement signature block.
25. No existing monuments shown or called out on existing boundary (sheet 2 of 2) at boundary corners or section corners.
26. Provide Plat of Vacation for Crosslink Parkway and Morreim Drive for review
27. No topographic survey and drainage profile shown per 765 ILCS 205/1.
28. No easements shown for proposed detention ponds shown on engineering plans.

Mr. Brent Anderson
City of Belvidere
December 29, 2022

Indicated items should be clarified or corrected and resubmitted with a comment response letter. Additional comments may be provided based on future revisions.

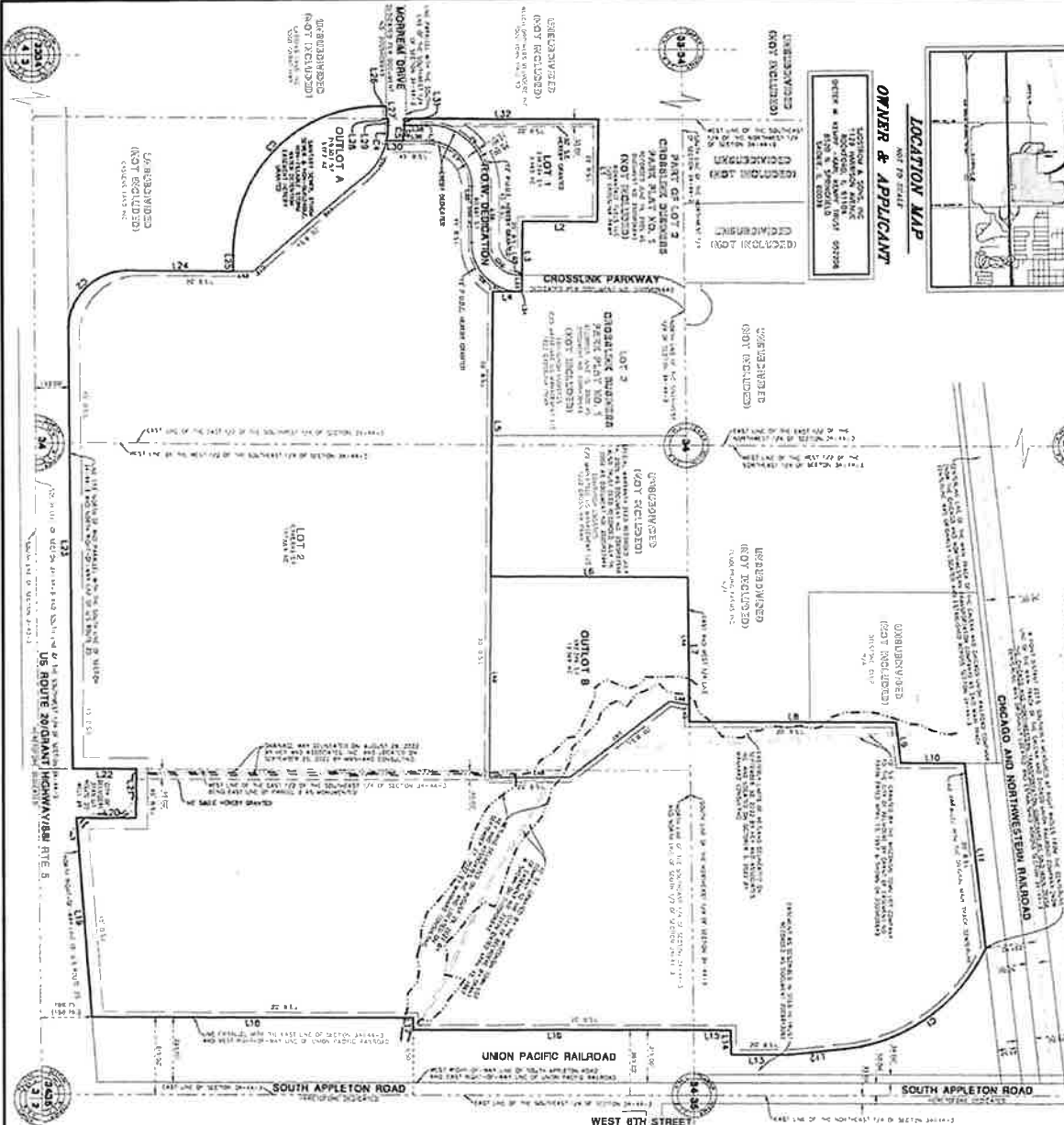
Yours truly,

HAMPTON, LENZINI AND RENWICK, INC.

A handwritten signature in black ink, appearing to read "Alex Riegler". The signature is fluid and cursive, with a large initial "A" and "R".

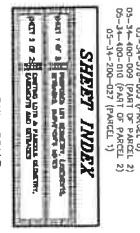
Alex Riegler, PE

PRELIMINARY PLAT OF CROSSLINK BUSINESS PARK NO. 2 SUBDIVISION



PIN'S

05-24-218-001 (PART OF LOT 1 SUBDIVISION BUSINESS PARK PLAT NO. 1, PARCEL 1)
 05-24-218-002 (LOT 1 CROSSLINK BUSINESS PARK PLAT NO. 1, PARCEL 2)
 05-24-218-003 (LOT 1 CROSSLINK BUSINESS PARK PLAT NO. 1, PARCEL 3)
 05-24-218-004 (LOT 1 CROSSLINK BUSINESS PARK PLAT NO. 1, PARCEL 4)
 05-24-218-005 (LOT 1 CROSSLINK BUSINESS PARK PLAT NO. 1, PARCEL 5)
 05-24-218-006 (LOT 1 CROSSLINK BUSINESS PARK PLAT NO. 1, PARCEL 6)
 05-24-218-007 (LOT 1 CROSSLINK BUSINESS PARK PLAT NO. 1, PARCEL 7)
 05-24-218-008 (LOT 1 CROSSLINK BUSINESS PARK PLAT NO. 1, PARCEL 8)
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 05-24-218-015 (LOT 1 CROSSLINK BUSINESS PARK PLAT NO. 1, PARCEL 15)
 05-24-218-016 (LOT 1 CROSSLINK BUSINESS PARK PLAT NO. 1, PARCEL 16)
 05-24-218-017 (LOT 1 CROSSLINK BUSINESS PARK PLAT NO. 1, PARCEL 17)
 05-24-218-018 (LOT 1 CROSSLINK BUSINESS PARK PLAT NO. 1, PARCEL 18)
 05-24-218-019 (LOT 1 CROSSLINK BUSINESS PARK PLAT NO. 1, PARCEL 19)
 05-24-218-020 (LOT 1 CROSSLINK BUSINESS PARK PLAT NO. 1, PARCEL 20)



PROPERTY AREA

05-24-218-001 (PART OF LOT 1 SUBDIVISION BUSINESS PARK PLAT NO. 1, PARCEL 1)
 05-24-218-002 (LOT 1 CROSSLINK BUSINESS PARK PLAT NO. 1, PARCEL 2)
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 05-24-218-015 (LOT 1 CROSSLINK BUSINESS PARK PLAT NO. 1, PARCEL 15)
 05-24-218-016 (LOT 1 CROSSLINK BUSINESS PARK PLAT NO. 1, PARCEL 16)
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 05-24-218-020 (LOT 1 CROSSLINK BUSINESS PARK PLAT NO. 1, PARCEL 20)

SURVEYOR'S NOTES

1. THE SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT COMES IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEYING ACT OF 1984, AS AMENDED.

2. THE SURVEY WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEYING ACT OF 1984, AS AMENDED.

3. THE SURVEY WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEYING ACT OF 1984, AS AMENDED.

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10. THE SURVEY WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEYING ACT OF 1984, AS AMENDED.

ABBREVIATIONS

ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN FEET AND DECIMALS THEREOF.

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LOT	OWNER & APPLICANT
LOT 1	UNDESIGNATED (NOT RECLOSED)
LOT 2	UNDESIGNATED (NOT RECLOSED)
LOT 3	UNDESIGNATED (NOT RECLOSED)
LOT 4	UNDESIGNATED (NOT RECLOSED)
LOT 5	UNDESIGNATED (NOT RECLOSED)
LOT 6	UNDESIGNATED (NOT RECLOSED)
LOT 7	UNDESIGNATED (NOT RECLOSED)
LOT 8	UNDESIGNATED (NOT RECLOSED)
LOT 9	UNDESIGNATED (NOT RECLOSED)
LOT 10	UNDESIGNATED (NOT RECLOSED)
OUTLOT A	UNDESIGNATED (NOT RECLOSED)
OUTLOT B	UNDESIGNATED (NOT RECLOSED)

Manhard CONSULTING LTD
 1000 N. WASHINGTON ST., SUITE 200, BELVIDERE, IL 61214
 TEL: 815-338-1100 FAX: 815-338-1101
 WWW.MANHARDCONSULTING.COM

MEMO

DATE: January 11, 2023
TO: Mayor and Members of the City Council
FROM: City of Belvidere Planning and Zoning Commission
SUBJECT: Recommendation for Case 2023-02, Crosslink Business Park No. 2 (PP)

REQUEST:

The subject property is located northwest of South Appleton Road and Grant Highway and encompasses portions of the original Crosslink Business Park preliminary plat and the Kempf property (currently being rezoned to heavy industrial). It is approximately 205 acres in size and is in row crop production with a creek and some woodlands (see attached aerial photo). PINs: 05-34-326-004; 05-34-326-002; 05-34-376-001; 05-34-327-003; 05-34-327-002; 05-34-400-008; 05-34-376-003; 05-34-400-009; 05-34-400-010; and 05-34-200-027.

RECOMMENDATION:

The planning and zoning commission recommended the **approval** of case number **2023-02** subject to the following conditions:

1. The word "proposed" shall replace "hereby dedicated" for Crosslink Parkway.
2. A Plat of Vacation for the portions of Morriem Drive and Crosslink Parkway being vacated shall be recorded.
3. The building setback lines shall be removed.
4. A note stating that there will be no direct vehicle access to Grant Highway/U.S. Route 20 shall be added to the plat.
5. "Storm sewer easement and non-buildable, non-fillable storm water detention easement" shall be noted in Outlot B.
6. Reference to the existing 40' sanitary sewer and drainage easement document shall be shown on the plat
7. Per Section 151.25.b.10 of the Belvidere Subdivision Code and 765 ILCS 205/1, a subsurface drainage study and a topographic survey and drainage profile shall be completed and submitted for review.
8. Per Section 151.25.b.15.d of the Belvidere Subdivision Code, a property owner endorsement signature block is required.
9. Per Section 151.40.d of the Belvidere Subdivision Code, existing monuments shall be shown or called out on existing boundaries, boundary corners and section corners.
10. Easements shall be shown for the proposed detention ponds that are shown on the engineering plans.
11. Prior to approval of the Final Plat for this subdivision, the developer shall pay all normal, customary and standard permit, inspection, tap-on, connection, recapture, basin and other fees that are required by the City at the time of Final Plat submittal.
12. Ownership and maintenance responsibility of the detention areas must be included in the final plats.

Recommendation

2023-02; Crosslink Business Park No. 2 (PP)

13. The plat shall be in compliance with all applicable codes, ordinances, and agreements

Motion to approve case 2023-02; Crosslink Business Park No. 2 (PP) subject to the conditions as presented carried with a (7-0) roll call vote.

Paul Engelman, Chairman
Belvidere Planning and Zoning Commission

ORDINANCE NO. 609H

**AN ORDINANCE GRANTING A SPECIAL USE
TO ALLOW A PLANNED DEVELOPMENT
WITHIN THE HI, HEAVY INDUSTRIAL DISTRICT
(Crosslink Business Park No 2. Subdivision)**

WHEREAS, The City of Belvidere has adopted Chapter 150, Zoning Ordinance in accordance with the provisions of Illinois Compiled Statutes to regulate the use of land and to specify the minimum requirements for improvements on land in the City of Belvidere; and

WHEREAS, Special Uses are certain municipal or private uses that due to their physical or operational characteristics may pose a threat to the value, use and enjoyment of adjoining property; are reviewed on a case by case basis; and are permitted only by permission of the Belvidere City Council; and,

WHEREAS, The applicant, William Hupperich (Manhard Consulting, LTD), 1 Overlook Point, #290, Lincolnshire, IL 60069 on behalf of property owners, Dieter W. Kempf (Karl Kempf Trust 052206), 8520 N. Springfield Avenue, Skokie, IL 60076 and Sjostrom & Sons, Inc, 1129 Harrison Avenue, Rockford, IL 61104 is requesting a special use to permit a planned development to construct a distribution center; and

WHEREAS, after due notice by publication pursuant to the Illinois State Statutes, the City of Belvidere Planning and Zoning Commission held a public hearing on January 10, 2023 concerning the proposed Special Use; and,

WHEREAS, the City of Belvidere Planning and Zoning Commission having examined the application and having considered the evidence, both oral and documentary and being fully advised about the premises did make findings of fact and a recommendation; and,

WHEREAS, the corporate authorities of the City considered the findings of fact and concur with the recommendation of the Planning and Zoning Commission,

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BELVIDERE, BOONE COUNTY, ILLINOIS, AS FOLLOWS:

Section 1. The foregoing recitals are incorporated herein by this reference.

Section 2. That a Special Use in the HI, Heavy Industrial District for a planned development on the property depicted in Attachment A and legally described as:

PARCEL 1:

PART OF THE EAST HALF OF SECTION 34, TOWNSHIP 44, NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS TO -WIT: BEGINNING AT A POINT WHICH IS 265.0 FEET

PERPENDICULARLY DISTANT WEST FROM THE EAST LINE OF SAID SECTION AND 1143.34 FEET SOUTH FROM THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION, THENCE NORTH 00 DEGREES 53' 56" EAST, PARALLEL WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION, 1143.34 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE NORTH 01 DEGREES 00', 18" EAST, PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION, 150.00 FEET; THENCE NORTH 90 DEGREES 00' 00" EAST, PARALLEL WITH THE SOUTH LINE OF SAID SECTION, 100.0 FEET TO A POINT DISTANT 50.0 FEET WESTERLY MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF THE MOST EASTERLY TRACK OF THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY AS NOW LOCATED; THENCE NORTH 00 DEGREES 59' 49" EAST, PARALLEL WITH THE CENTERLINE OF SAID TRACK, 231.23 FEET; THENCE NORTH 05 DEGREES 06' 13" WEST, 226.62 FEET; THENCE NORTHWESTERLY ALONG A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 725.3 FEET AND WHOSE CENTER LIES TO THE WEST TO POINT DISTANT 207.5 FEET SOUTHERLY MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF THE MAIN TRACK OF THE GALENA AND CHICAGO UNION RAILROAD COMPANY (NOW THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY AS SAID MAIN TRACT CENTERLINE WAS ORIGINALLY LOCATED AND ESTABLISHED ACROSS SAID SECTION 34 THE CHORD ACROSS THE LAST DESCRIBED CIRCULAR CURVE COURSE BEARS NORTH 34 DEGREES 30' 27" WEST, 712.20 FEET; THENCE SOUTH 84 DEGREES 07' 03" WEST, PARALLEL WITH SAID ORIGINAL MAIN TRACT CENTERLINE 757.85 FEET TO A POINT ON THE EAST LINE OF A TRACT OF LAND CONVEYED TO THE ELECTRIC STONE COMPANY BY DEED RECORDED IN BOOK 65, PAGE 452; THENCE SOUTH 01 REGRESS 00' 18" WEST, ALONG THE EAST LINE OF SAID TRACT, 264.0 FEET TO THE SOUTHEAST CORNER OF SAID TRACT OF LAND; THENCE SOUTH 84 DEGREES 07' 03" WEST, 166.21 FEET; THENCE SOUTH 01 DEGREES 01' 33" WEST 834.79 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE NORTH 89 DEGREES 58' 42" WEST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION, 70.0 FEET; THENCE SOUTH 10 DEGREES 45' 41" WEST, 80.78 FEET; THENCE SOUTH 36 DEGREES 13' 29" EAST, 652.08 FEET; THENCE SOUTH 45 DEGREES 55' 12" EAST, 169.09 FEET; THENCE SOUTH 71 DEGREES 22' 40" EAST, 188.17 FEET; THENCE SOUTH 50 DEGREES 56' 08" EAST, 400.35 FEET; THENCE SOUTH 73 DEGREES 19' 09" EAST, 280.33; THENCE SOUTH 64 DEGREES 31' 47" EAST, 64.65 FEET TO THE POINT OF BEGINNING SITUATED IN THE CITY OF BELVIDERE, COUNTY OF BOONE.

SUBJECT TO A CERTAIN EASEMENT LEGALLY DESCRIBED AS FOLLOWS: THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOONE COUNTY, ILLINOIS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT WHICH IS 265.0 FEET PERPENDICULARLY DISTANT WEST FROM THE EAST LINE OF SAID SECTION 34 AND DISTANCE 1143.34 FEET SOUTH FROM THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34; THENCE NORTH 00 DEGREES 53' 56" EAST, PARALLEL WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34; 1143.34 FEET TO

THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 34; THENCE NORTH 01 DEGREES 00' 18" EAST, PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34, 150.0 FEET; THENCE NORTH 90 DEGREES 00' 00" EAST, PARALLEL WITH THE SOUTH LINE OF SAID SECTION 34, 100.0 FEET TO A POINT DISTANT 50.0 FEET WESTERLY MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE MOST EASTERLY TRACK OF THE CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY, AS SAID TRACK IS NOW LOCATED, THENCE NORTH 00 DEGREES 59' 49" EAST, PARALLEL WITH THE CENTER LINE OF SAID TRACK 64.0 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE SOUTH 89 DEGREES 00' 11" EAST, 165.02 FEET; THENCE NORTH 01 DEGREES 00' 18" EAST, 45.00 FEET; THENCE NORTH 89 DEGREES 00' 11" WEST, 165.03 FEET; THENCE SOUTH 00 DEGREES 59' 49" WEST, 45.00 FEET TO THE POINT OF BEGINNING. PIN: 05-34-200-027

PARCEL 2:

PART OF THE SOUTHEAST QUARTER OF SECTION THIRTY-FOUR (34), TOWNSHIP FORTY- FOUR (44) NORTH, RANGE THREE (3) EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 34; THENCE NORTH 0°-53'-56" WEST, 133 FEET TO NORTH RIGHT OF WAY LINE OF U.S ROUTE 20 AND POINT OF BEGINNING; THENCE CONTINUE NORTH 0°-53'-56" WEST, 1712.22 FEET MORE OR LESS TO THE SOUTH LINE OF CROSSLINK BUSINESS PARK PLAT NO 1 EXTENDED; THENCE SOUTH 88°-55'-27" EAST, 1325.05 TO A POINT 30 FEET WEST OF THE SOUTHEAST CORNER OF OUT LOT B OF SAID SUBDIVISION, THENCE SOUTH 00°-58'-21" WEST TO NORTH RIGHT OF WAY LINE OF U.S ROUTE 20 THENCE A DISTANCE OF 1326.12 FEET ALONG THE LAST DESCRIBED LINE TO THE POINT OF BEGINNING. SITUATED IN THE COUNTY OF BOONE AND THE STATE OF ILLINOIS. PIN: 05-34-400-009

ALSO

PART OF SOUTHEAST 1/4 OF SECTION THIRTY-FOUR (34), TOWNSHIP FORTY-FOUR (44) NORTH, RANGE THREE (3) EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE NORTH 89°-01'-39" WEST 315 FEET; THENCE NORTH 0°-53'-56" WEST, 198.76 FEET TO NORTH RIGHT OF WAY LINE OF U.S ROUTE 20 AND POINT OF BEGINNING; THENCE SOUTH 86°-16'-52" WEST, 813.47 FEET; THENCE NORTH 00°-58'-21" WEST, 233.59 FEET; THENCE NORTH 89°-01'-39" WEST, 200 FEET; THENCE NORTH 00°-58'-21" EAST, TO SOUTH LINE CROSSLINK BUSINESS PARK PLAT NO 1, OUT LOT B; THENCE SOUTH 88°-55'- 27" EAST, TO SOUTHEAST CORNER SAID SUBDIVISION; THENCE NORTH 00°-53'-56" WEST, 332.73 FEET; THENCE SOUTH 36°-13'-29" EAST, 137.24 FEET; THENCE SOUTH 45°-55'-12" EAST, 169.09 FEET; THENCE SOUTH 71°-22'-40" EAST, 188.17 FEET; THENCE SOUTH 50°-56'-08" EAST, 400.35 FEET; THENCE SOUTH 73°-19'09" EAST, 280.33 FEET; THENCE SOUTH 64°-31'-27" EAST, 64.65 FEET TO THE WEST LINE OF CHICAGO AND NORTHWEST RAILROAD; THENCE NORTH 90°-00'-00" WEST, 50 FEET; THENCE SOUTH 00°-53'-56" WEST,

PARALLEL WITH THE EAST LINE OF SAID SECTION 34, 1304.24 FEET TO POINT OF BEGINNING. SITUATED IN THE COUNTY OF BOONE AND THE STATE OF ILLINOIS. PIN: 05-34-400-010

PARCEL 3:

LOTS 1, 4 AND 5 IN PLAT NO. 1 OF CROSSED BUSINESS PARK PART OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 3 OF THE THIRD PRINCIPAL MERIDIAN, BOONE COUNTY, ILLINOIS, WHICH IS RECORDED IN THE PLAT INDEX FILE ENVELOPE 321-B AS DOCUMENT NUMBER 2005R06643 IN THE RECORDER'S OFFICE OF BOONE COUNTY. PINs: 05-34-376-002; 05-34-327-003; and 05-34-326-002

PARCEL 4:

PART OF LOT 2 AS DESIGNATED UPON PLAT NO. 1 OF CROSSLINK BUSINESS PARK, THE PLAT OF WHICH IS RECORDED IN THE PLAT INDEX FILE ENVELOPE 321-B AS DOCUMENT NUMBER 2005R06643 IN THE RECORDER'S OFFICE OF BOONE COUNTY, ILLINOIS, AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2, THENCE NORTH 01 DEGREES 04 MINUTES 33 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 314.00 FEET; THENCE SOUTH 88 DEGREES 55 MINUTES 27 SECONDS EAST, PARALLEL WITH THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 416.18 FEET; THENCE SOUTH 01 DEGREES 04 MINUTES 33 SECONDS WEST, PARALLEL WITH WEST LINE OF SAID LOT 2, A DISTANCE OF 314.00 FEET TO THE SOUTH LINE OF SAID LOT 2; THENCE NORTH 88 DEGREES 55 MINUTES 27 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 416.18 FEET TO THE POINT OF BEGINNING SITUATED IN THE CITY OF BELVIDERE, COUNTY OF BOONE. PIN: 05-34-326-004

PARCEL 5:

EASEMENT FOR THE BENEFIT OF PARCEL 4 FOR INGRESS AND EGRESS OVER THE FOLLOWING TRACT OF LAND: PART LOT 2 AS DESIGNATED UPON PLAT NO. 1 OF CROSSLINK BUSINESS PARK, THE PLAT OF WHICH IS RECORDED IN THE PLAT INDEX FILE ENVELOPE 321-B AS DOCUMENT NUMBER 2005R06643 IN THE RECORDER'S OFFICE OF BOONE COUNTY, ILLINOIS, AND DESCRIBED AS FOLLOWS: AS FOLLOWS: THE SOUTH 30 FEET OF SAID LOT 2 EXCEPTING THEREFROM THE WEST 416.18 FEET OF SAID LOT; AS DESIGNATED UPON PLAT NO. 1 OF CROSSLINK BUSINESS PARK, THE PLAT OF WHICH IS RECORDED IN THE PLAT INDEX FILE ENVELOPE 321-B AS DOCUMENT NUMBER 2005R06643 IN THE RECORDER'S OFFICE OF BOONE COUNTY, ILLINOIS.

PARCEL 6:

PART OF THE SOUTHWEST QUARTER, SECTION 34, TOWNSHIP 44 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN IN BOONE COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 34; THENCE NORTH 00 DEGREES 35 MINUTES 46 SECONDS EAST, ALONG THE EAST LINE OF THE EAST HALF OF SAID SOUTHWEST QUARTER OF SAID SECTION 34, A DISTANCE OF 133.02' TO THE NORTH RIGHT

OF WAY LINE OF U.S. ROUTE 20 BEING A LINE 133 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 34 AND THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 35 MINUTES 39 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 183.80 FEET TO THE SOUTHEAST CORNER OF LOT 5 IN FINAL PLAT NO. 1 OF CROSSLINK BUSINESS PARK SUBDIVISION RECORDED JUNE 15, 2005 AS DOCUMENT NUMBER 2005R06643; THENCE NORTH 00 DEGREES 24 MINUTES 21 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 5, A DISTANCE OF 653.18 FEET TO THE NORTHEAST CORNER OF SAID LOT 5 AND THE SOUTHEAST OF MORREIM DRIVE RIGHT OF WAY AS DEDICATED PER SAID FINAL PLAT NO. 1 OF CROSSLINK BUSINESS PARK SUBDIVISION; THENCE NORTH 61 DEGREES 04 MINUTES 54 SECONDS EAST, ALONG THE EASTERLY LINE OF SAID RIGHT OF WAY, A DISTANCE OF 138.26 FEET TO THE SOUTHEAST CORNER OF LOT 4 IN SAID SUBDIVISION; THENCE NORTH 00 DEGREES 40 MINUTES 12 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 4, A DISTANCE OF 994.34 FEET TO THE NORTH LINE OF SAID LOT 4 IN SAID SUBDIVISION; THENCE SOUTH 89 DEGREES 19 MINUTES 48 SECONDS EAST, ALONG THE LAST DESCRIBED LINE AND ITS EASTERLY EXTENSION, A DISTANCE OF 73.59 FEET TO THE EAST LINE OF THE EAST HALF OF SAID SOUTHWEST QUARTER OF SAID SECTION 34; THENCE SOUTH 00 DEGREES 35 MINUTES 46 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 1712.22 FEET TO THE POINT OF BEGINNING. PIN: 05-34-376-003

OUTLOT A AND OUTLOT B IN FINAL PLAT NO. 1 OF CROSSLINK BUSINESS PARK, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 15, 2005, AS DOCUMENT 2005R06643, IN BOONE COUNTY, ILLINOIS. PINs: 05-34-376-001 and 05-34-400-008
CONTAINING 8,691,820 SQUARE FEET, (199.537 ACRES) MORE OR LESS.

Is hereby approved, subject to the following conditions:

1. The Planned Development shall be developed in substantial conformance with the site plan dated 11/14/2022 unless otherwise noted. (Attachment B)
2. A full final site plan shall be submitted to staff (building, public works, police, fire, planning, etc.) for review and subject to final approval prior to the issuance of building permits. Comments made by Hampton, Lenzini and Renwick, Inc. shall be addressed in the revised plans.
3. The planned development is granting only the following flexible standards: Section 150.105(C)(9)(G)(2)(E) allowing for the maximum primary building height to be increased from 45 feet to 125 feet; Section 150.105(C)(9)(G)(2)(E) allowing for the maximum auxiliary building height to be increased from 45 feet to 60 feet; Section 150.702(J) allowing for the maximum width of the driveway to be increased from 35 feet to 87 feet; Section 150.702(J) allowing for the maximum flare of the driveway to be increased from 5 feet to 45 feet; Section 150.704(F)(8) allowing for the minimum width

of parking stalls to be reduced from 10 feet to nine feet; Section 150.704(F)(8) allowing for the minimum width of a two-way drive aisle to be decreased from 26 feet to 24 feet; Section 150.707(E)(1) allowing the maximum luminaire height to be increased from 30 feet to 35 feet; Section 150.1003 allowing for the maximum size of direction signs to be increased from 3 square feet to 100 square feet; Section 150.1003 allowing for the maximum size of a logo on a directional sign to be increased from 1 square-foot to 35 square feet; Section 150.1003 allowing for the maximum height of a directional sign to be increased from five feet to 8.5 feet; Section 151.41(B)(8) allowing for the reduction of the minimum centerline radius of a horizontal curve from 300 feet to 160 feet Sections 98.22/151.41(E)(2)/151.65(1) allowing for the waiver of installing sidewalks in the public right-of-way.

Section 3. That the premises shall be used in accordance with and subject to the applicable provisions of the Zoning Ordinance of the City of Belvidere and shall not be used except as may otherwise be expressly authorized by the applicable law and the special use.

Section 4. That acceptance of any of the benefits of this Special Use shall be deemed acceptance of all the terms and conditions set forth herein.

Section 5. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 6. If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

Section 7. This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

PASSED by the City Council of the City of Belvidere this ____ day of _____, 2023.

APPROVED by the Mayor of the City of Belvidere this ____ day of _____, 2023.

Clinton Morris, Mayor

ATTEST:

Sarah Turnipseed, City Clerk

Ayes: ____ Nays: ____ Absent: ____

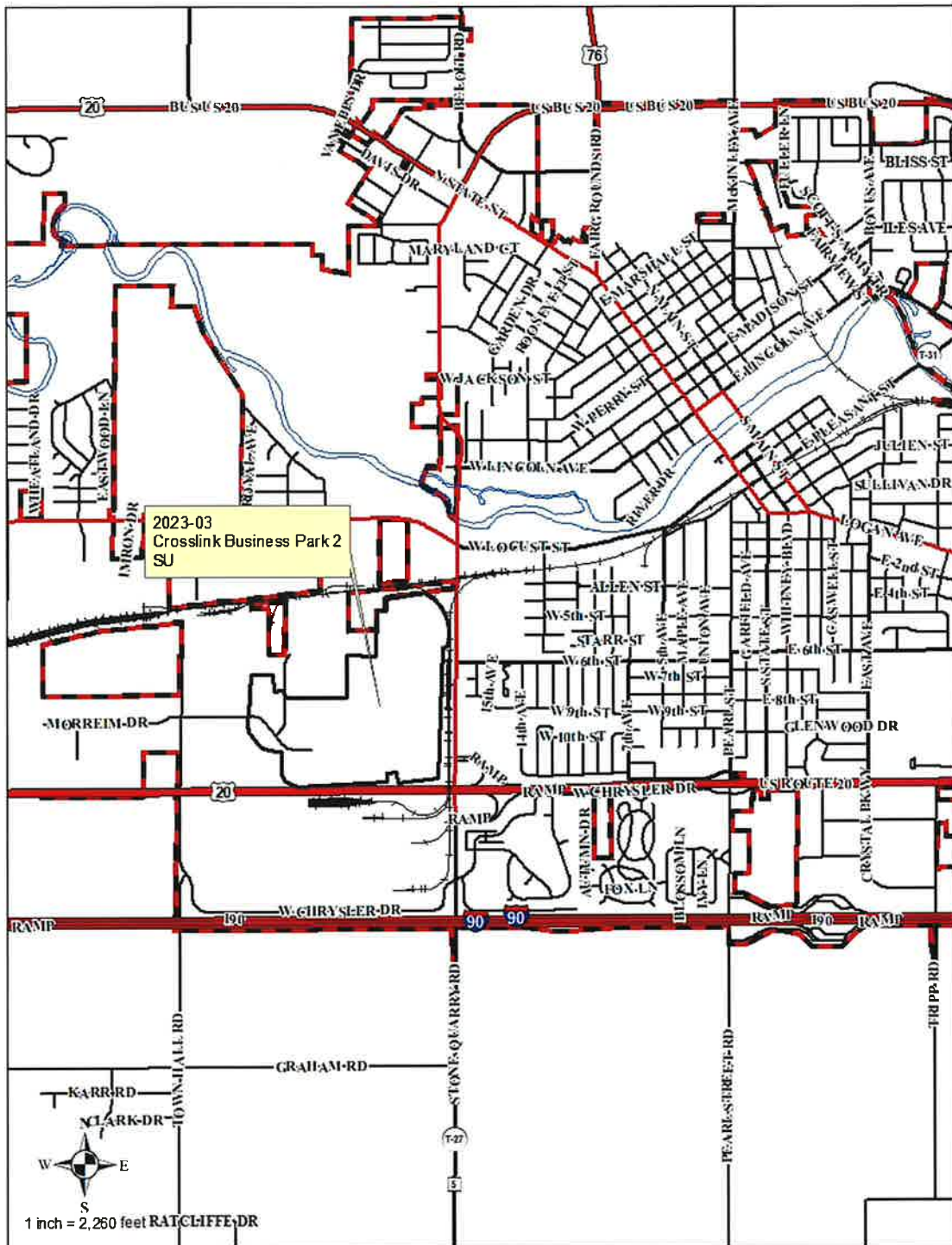
City Council Members Voting Aye: ____

City Council Members Voting Nay: __

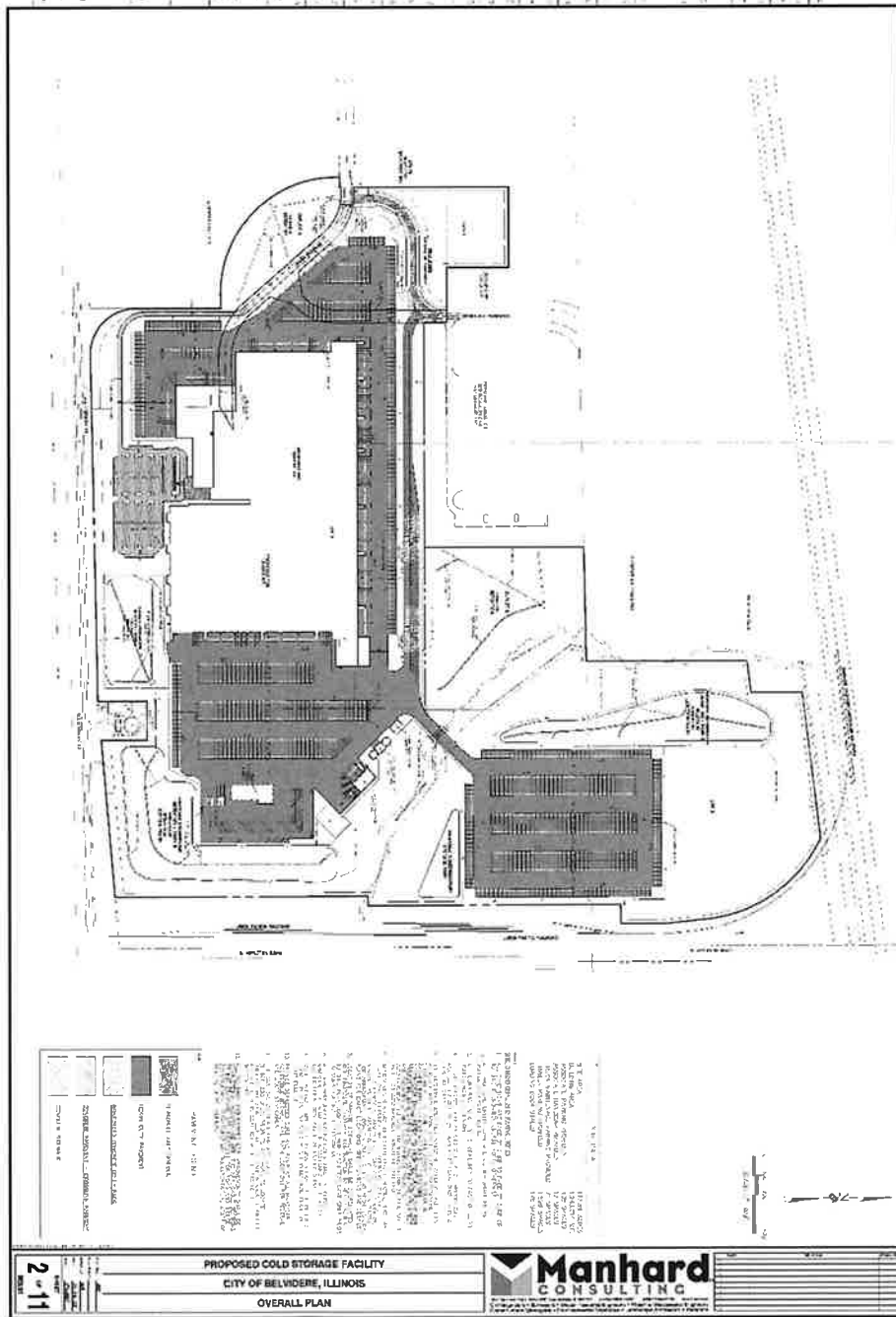
Date Published:

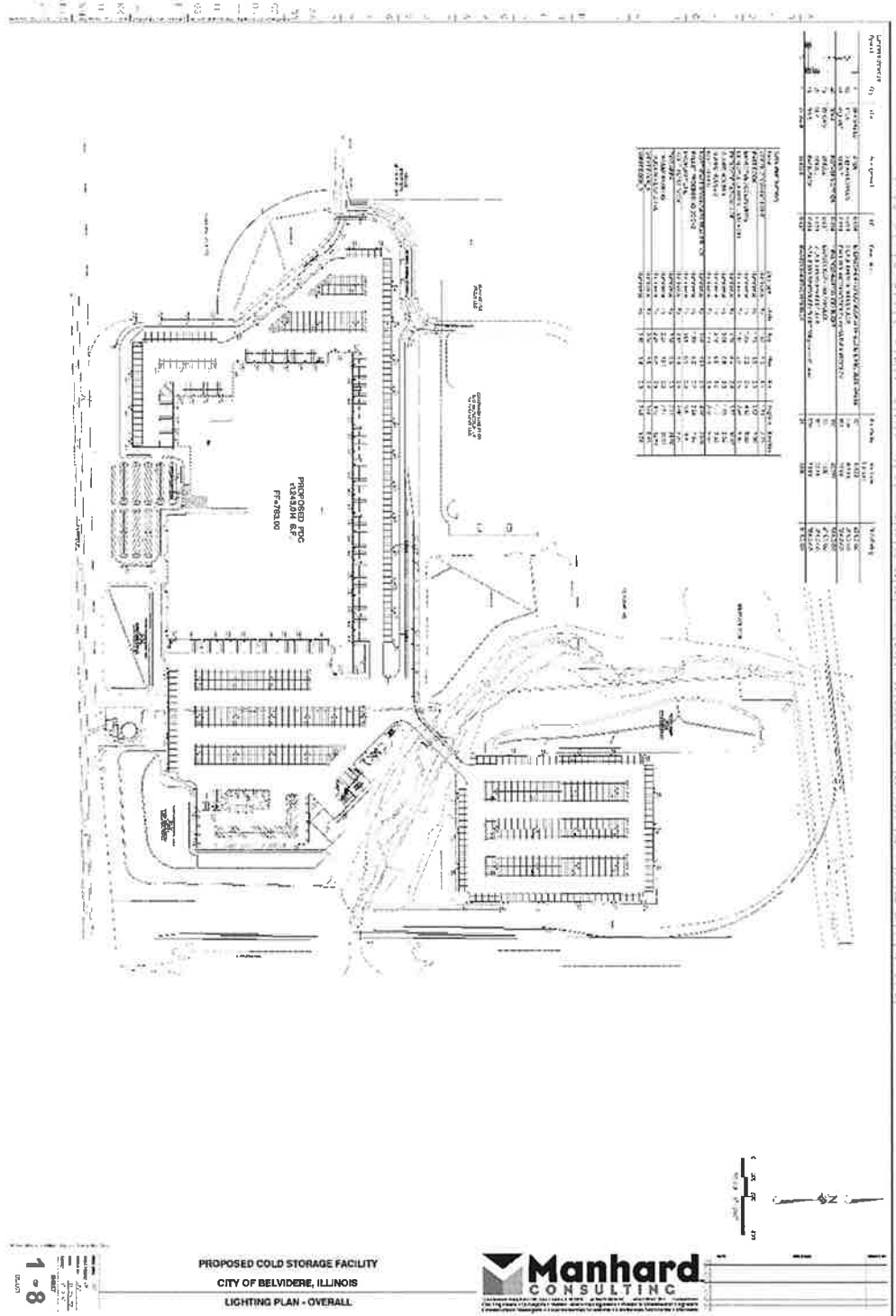
Sponsor: _____

ATTACHMENT A



ATTACHMENT B





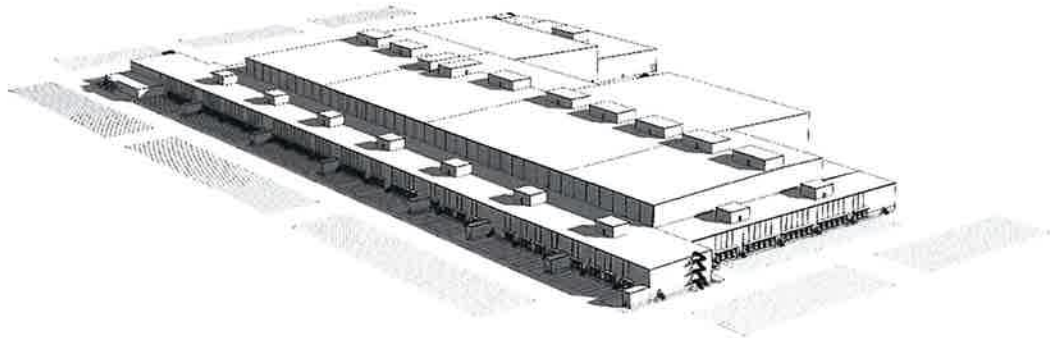


LEO A DALY

730 Peachtree Street, Suite 1500
Atlanta, GA 30308-2403
Tel 404.387.7741 Fax 404.387.4466

PERISHABLE DISTRIBUTION CENTER 01-HCPDC
BLVDRE IL

AERIAL VIEW
DATE 12/17/22



LEO A DALY

730 Peachtree Street, Suite 1500
Atlanta, GA 30308-2403
Tel 404.387.7741 Fax 404.387.4466

PERISHABLE DISTRIBUTION CENTER 01-HCPDC
BLVDRE IL

AERIAL VIEW
DATE 12/17/22

CITY OF BELVIDERE

Community Development



BUILDING DEPARTMENT

PLANNING DEPARTMENT

401 WHITNEY BLVD. SUITE 300 BELVIDERE, IL. 61008 * PH (815)547-7177 FAX (815)547-0789

January 3, 2023

ADVISORY REPORT

CASE NO: 2023-03

APPLICANT: Manhard Consulting, Ltd.
Crosslink Business Park No. 2, SU

REQUEST AND LOCATION:

The applicant, William Hupperich (Manhard Consulting, LTD), 1 Overlook Point, #290, Lincolnshire, IL 60069 on behalf of property owners, Dieter W. Kempf (Karl Kempf Trust 052206), 8520 N. Springfield Avenue, Skokie, IL 60076 and Sjostrom & Sons, Inc, 1129 Harrison Avenue, Rockford, IL 61104 is requesting a special use to permit a planned development in the HI, Heavy Industrial District (pending rezoning approval) in the Crosslink Business Park Subdivision and southwest of S. Appleton Road and the Railroad, Belvidere, IL 61008. The planned development will allow for the following departures: Section 150.105(C)(9)(G)(2)(E) allowing for the maximum primary building height to be increased from 45 feet to 125 feet; Section 150.105(C)(9)(G)(2)(E) allowing for the maximum auxiliary building height to be increased from 45 feet to 60 feet; Section 150.702(J) allowing for the maximum width of the driveway to be increased from 35 feet to 87 feet; Section 150.702(J) allowing for the maximum flare of the driveway to be increased from 5 feet to 45 feet; Section 150.704(F)(8) allowing for the minimum width of parking stalls to be reduced from 10 feet to nine feet; Section 150.704(F)(8) allowing for the minimum width of a two-way drive aisle to be decreased from 26 feet to 24 feet; Section 150.707(E)(1) allowing the maximum luminaire height to be increased from 30 feet to 35 feet; Section 150.1003 allowing for the maximum size of direction signs to be increased from 3 square feet to 100 square feet; Section 150.1003 allowing for the maximum size of a logo on a directional sign to be increased from 1 square-foot to 35 square feet; Section 150.1003 allowing for the maximum height of a directional sign to be increased from five feet to 8.5 feet; Section 151.41(B)(8) allowing for the reduction of the minimum centerline radius of a horizontal curve from 300 feet to 160 feet Sections 98.22/151.41(E)(2)/151.65(1) allowing for the waiver of installing sidewalks in the public right-of-way and 150.904 Special Use Review and Approval Procedures. The planned development is being requested in order to construct a distribution center in the proposed Crosslink Business Park No. 2 Subdivision. The property is irregular in shape and will encompass 199.5 acres. PINs: 05-34-326-004; 05-34-326-002; 05-34-376-001; 05-34-327-003; 05-34-376-002; 05-34-400-008; 05-34-376-006; 05-34-400-009; 05-34-400-010 and 05-34-200-027.

EXISTING LAND USE ON SUBJECT PROPERTY AND ADJACENT PROPERTY:

Subject property: Vacant/Row Crop Production, Creek and Woodlands

Adjacent property:

North: Belstone Club (County), Android Industries, Vacant/Row Crop Production

2023-03, Manhard Consulting, Ltd, Crosslink Business Park No 2., SU

South: Belvidere Municipal Well #8, Grant Highway
West: Cassen's Transport Company Vacant/Row Crop Production
East: Railroad

CURRENT ZONING ON SUBJECT PROPERTY AND ADJACENT PROPERTY:

Subject property: HI, Heavy Industrial District (partially pending rezoning)
Adjacent property:
North: HI, Heavy Industrial District and A-1, Agricultural Preservation Area District (County)
South: HI, Heavy Industrial District
West: HI, Heavy Industrial District and GI, General Industrial District
East: GI, General Industrial District

COMPREHENSIVE PLAN ON SUBJECT PROPERTY AND ADJACENT PROPERTY:

Subject property: General Industrial and Environment Corridor
Adjacent property:
North and West: General Industrial and Environmental Corridor
South: Heavy Industrial
East: General Industrial

BACKGROUND:

Although portions of property have been annexed into the City since at least 1973, the property (excluding the Kempf parcel) was not preliminary platted until 2004 and only a portion of the property was final platted and only two of those lots have been developed. In 1998 a special use for a quarry on the subject property was submitted but later withdrawn. In 2009, BioVantage Fuels, located on one of the two adjacent developed lots and was granted special use approval to construct silos as tall as 65 feet.

The planned development will occur on Lot 2 of the proposed Crosslink Business Park No. 2 Subdivision. Although the entire subdivision is 199.5 acres (exclusive of public right-of-way), Lot 2 alone is comprised of 178 acres. The primary building in the planned development is a 1.24 million square feet cold storage warehouse in addition to five accessory buildings. There will be 467 passenger vehicle parking spaces, 1,516 semi-truck parking spaces, parking for maintenance for 76 semi-trucks and 178 loading dock stalls.

Although the special use is anticipated to generate a large amount of semi-truck and employee traffic, it is occurring on what was originally intended to be 11 lots plus the Kempf property. Instead of having all those individual businesses generating separate semi-truck and employee traffic with various ingress and egress points, all the traffic will be funneled through one development. In an effort to keep potential traffic congestion to a minimum and not interfere with the businesses already operating near the subject property, Crosslink Parkway and Morriem Drive will be realigned. Morriem Drive will lead into an access drive for passenger vehicles while Crosslink Parkway will be for the semi-trucks. Since trucks will be turning right into the planned development, those turning left out of the lots farther north on Crosslink Parkway should not pose a conflict.

Landscaping in addition to fencing will be installed along the eastern property line to not only secure the truck parking area but to provide a barrier to the lights generated by the semi-truck traffic. A change in elevation between the subject property and the residential areas to the east will also assist in lessening the potential negative impacts of the parking area.

2023-03, Manhard Consulting, Ltd, Crosslink Business Park No 2., SU

The distribution center land use is outright permitted in the Heavy Industrial District. The planned development is for the 12 requested deviations relating to the site design. Two of the deviations are for the total height of the buildings; four of the deviations are in regards to the design of the parking lot and ingress/egress points; one deviation is in regards to exterior lighting; three deviations are in regards to signage and two deviations are in regards to the right-of-way design.

While the applicant is requesting that the primary building be constructed up to 125 feet tall, the actual rooflines of the building will be staggered and only the tallest portion will be up to 125 feet tall. Stellantis' assembly plant to the south is approximately 100 feet tall in areas, not including the ventilation stacks. The height and scale of the building will not be out of character for the area. The accessory buildings are small compared to the size of the primary building but will still be significant. Their height of 60 feet will be comparable to the height of the silos approved for the BioVantage Fuels property.

Two of the four parking lot deviations are due to a change in the zoning ordinance while the site was being designed. Typically, a minor increase to the required dimensions of parking stalls and drive aisles would not create a problem but for a project of this scale, such a change would cause a significant increase to the amount of impervious surface to the area. The design of the ingress/egress along Crosslink Parkway is wider than allowed due to the anticipated amount of semi-truck traffic entering and leaving the development. The layout allows for two entrance lanes and an exit lane with adequate queuing lengths. The additional entrance lane can be used for emergency services to bypass traffic if need be. The increased flare widths are to accommodate semi-truck turning movements.

The additional five feet in height for light fixtures will not be noticeable considering the scale of the project. The extra height will reduce the amount of light fixtures needed while ensuring the traffic circulation and employee parking areas are safely lit.

The three sign deviations are all in regards to directional signage and not wall mounted or freestanding advertising signage. Due to the anticipated amount of the semi-trucks entering and existing the development, the signage is catered more towards a semi-truck's height and line of sight versus a passenger vehicle's needs. The majority of the signage will be internal and not visible from the public right-of-way.

The last two deviations apply to the subdivision and not necessarily the development. The applicant is requesting to realign Crosslink Parkway and Morriem Drive to maximize Lot 2's building envelope and be able to keep passenger vehicle and semi-truck traffic as segregated as possible. Due to the developed lots to the north, the new Crosslink Parkway has to have a shorter curve than normal in order for the realignment to connect with the property to the north. The request to waive sidewalk requirements is a carry over from when Crosslink Business Park was originally developed and had the sidewalk requirements waived at that time as well.

TREND OF DEVELOPMENT:

The property is located north of Stellantis and is bounded by the railroad tracks, Grant Highway and Townhall Road. There has been no new development in the Crosslink Business Park in recent years. However, Project Kelly, located in the Kelly Farms Subdivision which is less than a mile to the west on Grant Highway broke ground on a 1.3 million square-foot distribution center in 2022.

FLEXIBLE DEVELOPMENT STANDARDS:

According to Section 150.907 (B) (1) A. of the City of Belvidere Zoning Ordinance, new and alternative standards may be approved for a development by the city. The applicant is requesting the following standards specific to this project.

Zoning Ordinance:

- **Article I, Section 150.105(C)(9) Heavy Industrial (G)(2)(E) Maximum Building Height**

45 Feet or greater with Special Use permit, except for buildings that house mechanical equipment that requires up to an additional 10 feet for clearance. This additional height cannot occupy more than 50% of the building.

The applicant is requesting that portions of the primary building be as tall as 125 feet in order to accommodate office space, warehouse space and a penthouse roof space that would contain the mechanicals and refrigeration equipment with proper screening of utilities.

- **Article I, Section 150.105(C)(9) Heavy Industrial (G)(2)(E) Maximum Building Height**

46 Feet or greater with Special Use permit, except for buildings that house mechanical equipment that requires up to an additional 10 feet for clearance. This additional height cannot occupy more than 50% of the building.

The applicant is requesting that the accessory buildings be as tall as 60 feet in order to serve the primary building as efficiently as possible.

- **Article I, Section 150.702(J) Width of Driveways**

The applicant is requesting that the allowable width of the driveway be increased from 35 feet to 87 feet in order to accommodate the anticipated levels of semi-truck traffic and their turning movements.

- **Article I, Section 150.702(J) Width of Driveways**

The applicant is requesting that the allowable maximum flare of the driveway be increased from 5 feet to 45 feet. This is being requested due to the anticipated levels of semi-truck traffic and their turning movements.

- **Article I, Section 150.704(F) Off-Street Parking and Traffic Circulation Design Standards (8) Parking Lot Design Standards**

The applicant is requesting that the minimum width of parking stalls be reduced from 10 feet to nine feet. Conceptual site designs for the planned development began prior to the recent change in the parking ordinance that requires a ten-foot wide parking stall. Increasing the width of parking stalls for a development of this size would impact the overall lot coverage ratio and stormwater detention which has been carefully designed so as to not impact the creek that runs through the property.

- **Article I, Section 150.704(F) Off-Street Parking and Traffic Circulation Design Standards (8) Parking Lot Design Standards**

The applicant is requesting that the minimum width of two-way drive aisles be reduced from 26 feet to 24 feet. Conceptual site designs for the planned development began prior to the recent change in the parking ordinance that requires a 26-foot wide drive aisle. Increasing the width of the drive aisles for a development of this size would impact the overall lot coverage ratio and stormwater detention which has been carefully designed so as to not impact the creek that runs through the property.

- **Article I, Section 150.707 Exterior Lighting Standards (E)(1) Maximum Luminaire Height**

The applicant is requesting to increase the maximum height of the freestanding light poles from 30 feet to 35 feet in order to accommodate safety factors such as CCTV cameras and to allow the light fixtures to illuminate a larger area, therefore, reducing the number of fixtures needed while ensuring that the development is adequately illuminated for drivers and employees.

- **Article I, Section 150.1003 Definitions**

Directional sign (on-site): Signs of three-square feet or less, that do not exceed five feet in height, and are intended to facilitate the movement of vehicles and pedestrians on private property. A direction sign marking a vehicle entrance or exit may include a commercial message or logo of one square-foot or less pertaining to an establishment located on the site, but is limited in number to one per entrance and one per exit. A “Drive Thru” sign of three-square feet or less placed adjacent to or directly over the drive though lane shall be treated as a directional sign; otherwise, the sign will count as a freestanding or building sign (whichever is applicable).

The applicant is requesting that the maximum size for directional signs be increased from 3 square feet to 100 square feet. This is being requested due to the length of the access drives and need for drivers to enter the correct lanes as soon as possible in order to keep semi-truck and passenger vehicle traffic safely segregated.

- **Article I, Section 150.1003 Definitions**

Directional sign (on-site): Signs of three-square feet or less, that do not exceed five feet in height, and are intended to facilitate the movement of vehicles and pedestrians on private property. A direction sign marking a vehicle entrance or exit may include a commercial message or logo of one square-foot or less pertaining to an establishment located on the site, but is limited in number to one per entrance and one per exit. A “Drive Thru” sign of three-square feet or less placed adjacent to or directly over the drive though lane shall be treated as a directional sign; otherwise, the sign will count as a freestanding or building sign (whichever is applicable).

The applicant is requesting that the maximum size for logos on directional signs be increased from one square-foot to 35 square feet. This is being requested so that logos and text will be proportional to the requested increased sign size.

- **Article I, Section 150.1003 Definitions**

Directional sign (on-site): Signs of three-square feet or less, that do not exceed five feet in height, and are intended to facilitate the movement of vehicles and pedestrians on private property. A direction sign marking a vehicle entrance or exit may include a commercial message or logo of one square-foot or less pertaining to an establishment located on the site, but is limited in number to one per entrance and one per exit. A “Drive Thru” sign of three-square feet or less placed adjacent to or directly over the drive though lane shall be treated as a directional sign; otherwise, the sign will count as a freestanding or building sign (whichever is applicable).

The applicant is requesting that the maximum height for directional signs be increased from five square feet to 8.5 square feet. This is being requested due to the requested increase in the size of the sign and also so that it is more visible to semi-truck drivers.

Subdivision Ordinance:

• **Article I, Section 151.41 Design Requirements (B)(8) Tangents**

A tangent at least 100 feet long shall be introduced between reverse curves on arterial and collector streets. The minimum centerline radius of a horizontal curve will be 300 feet.

The applicant is requesting to reduce the required centerline radius of a horizontal curve from 300 feet to 160 feet. The applicant is requesting to vacate portions of Crosslink Parkway and Morriem Drive in order to realign Crosslink Parkway to maximize the building envelop of Lot 2 in the Crosslink Business Park No. 2 Subdivision. Due to the existing two developed lots on Crosslink Parkway, adequate room is not available to realign the street and maintain the existing right-of-way in front of the developed lots. The planned development is laid out in a manner that would not create traffic safety concerns due to this reduced horizontal curve.

• **Article I, Sections 151.41 Design Requirements (E)(2) Surface Improvements and 151.65(1) Issuance of Occupancy Permit and Section 98.22 New Building Sidewalk Requirements.**

The applicant is requesting to waive the sidewalk requirements for the Crosslink Business Park No. 2 Subdivision. Sidewalk requirements were waived in the original Crosslink Business Park Subdivision, therefore, several lots have already developed without them.

FINDINGS OF FACT:

Per Section 150.904 (G) of the City of Belvidere Zoning Ordinance, the criteria for granting a Special Use (Planned Development) Permit are as follows:

A. Findings: The establishment, maintenance, or operation of the Planned Development will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare.

The distribution center land use is outright permitted, the planned development is only for the building and site designs and right-of-way improvements needed to meet the distribution center's logistical needs. The increased height is to allow for maximized storage space while minimizing impervious surfaces which is warranted given the environmentally sensitive areas on the site and proximity to the City's Well No. 8. The signage, lighting and parking lot designs are catered more towards semi-trucks than passenger vehicles since they will be

the primary user of the property. The right-of-way improvements mirror what has already been improved in the past or are being proposed so that the road alignment suits the distribution center's needs while not impacting other properties to the north.

- B. Findings:** The requested Planned Development, both its general use independent of its location and in its specific location, will be in harmony with the purposes, goals, objectives, policies, and standards of the City of Belvidere Comprehensive Plan, this Chapter, and any other plan, program, or ordinance adopted, or under consideration pursuant to Notice of Public Hearing by the City.

The Comprehensive Plan adopted in 1999 shows the property as primarily "General Industrial" with very limited "Environmental Corridor". The General Industrial map category encourages indoor industrial land uses and controlled outdoor storage areas, with moderate landscape and signage. The Environmental Corridor map category includes floodplains, wetlands, woodland and other sensitive features. The planned development is for a distribution center which occurs indoors. The required landscaping will be pushed more to the perimeter of the property to aid with aesthetics and screening. Most directional signage will be internal and not visible from outside of the development. The development was laid out around the environmentally sensitive areas in order to minimize any potential negative impacts.

- C. Findings:** The Planned Development will not in its proposed location and as depicted on the required site plan result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to Notice of Public Hearing by the City or governmental agency having jurisdiction to guide development.

Although the scale of the development is considerable, it is smaller than the Stellantis assembly plant to the south and comparable to the Project Kelly development to the west. The majority of the deviations are relatively minor or needed for safer semi-truck movements. The two deviations that would cause the greatest impact would be the overall height of the buildings and the curve of Crosslink Parkway. The building will have staggered rooflines, making the total height and bulk of the building less imposing and comparable to the assembly plant less than 1,000 feet away. The curve of Crosslink Parkway has been reviewed by engineers and found acceptable.

- D. Findings:** The establishment of the Planned Development will not impede the normal and orderly development and improvement of surrounding property, and maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

Once the property is developed, there will only be the northern most parcels along Crosslink Parkway left vacant. These parcels encompass approximately 35 acres and were annexed into the City of Belvidere in 2005 but have yet to develop. The planned development does not hinder the property's access to Crosslink Parkway and is not anticipated to hinder its development.

- E. **Findings:** The proposed Planned Development is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvement facilities, utilities or services provided by public agencies servicing the subject property.

As part of the subdivision and development process, utilities and adequate public infrastructure will be constructed.

- F. **Findings:** The potential public benefits of the proposed Planned Development outweighs the potential adverse impacts of the proposed Planned Development after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

Distribution centers are becoming more prevalent due to the national trend of online shopping, heightened by recent global events. The location's proximity to the Irene Road interchange and other large-scale buildings makes it favorable for the planned development.

SUMMARY OF FINDINGS:

The distribution center land use is outright permitted, the planned development is only for the building and site designs and right-of-way improvements needed to meet the distribution center's logistical needs. The increased height is to allow for maximized storage space while minimizing impervious surfaces which is warranted given the environmentally sensitive areas on the site and proximity to the City's Well No. 8. The signage, lighting and parking lot designs are catered more towards semi-trucks than passenger vehicles since they will be the primary user of the property. The right-of-way improvements mirror what has already been improved in the past or are being proposed so that the road alignment suits the distribution center's needs while not impacting other properties to the north.

Although the scale of the development is considerable, it is smaller than the Stellantis assembly plant to the south and comparable to the Project Kelly development to the west. The majority of the deviations are relatively minor or needed for safer semi-truck movements. The two deviations that would cause the greatest impact would be the overall height of the buildings and the curve of Crosslink Parkway. The building will have staggered rooflines, making the total height and bulk of the building less imposing and comparable to the assembly plant less than 1,000 feet away. The curve of Crosslink Parkway has been reviewed by engineers and found acceptable.

Distribution centers are becoming more prevalent due to the national trend of online shopping, heightened by recent global events. The location's proximity to the Irene Road interchange and other large-scale buildings makes it favorable for the planned development.

RECOMMENDATION:

Planning staff recommends the **approval** of case number **2023-03** subject to the following conditions:

1. The Planned Development shall be developed in substantial conformance with the site plan dated 11/14/2022 unless otherwise noted.
2. A full final site plan shall be submitted to staff (building, public works, police, fire, planning, etc.) for review and subject to final approval prior to the issuance of building permits.

2023-03, Manhard Consulting, Ltd, Crosslink Business Park No 2., SU

Comments made by Hampton, Lenzini and Renwick, Inc. shall be addressed in the revised plans.

3. The planned development is granting only the following flexible standards: Section 150.105(C)(9)(G)(2)(E) allowing for the maximum primary building height to be increased from 45 feet to 125 feet; Section 150.105(C)(9)(G)(2)(E) allowing for the maximum auxiliary building height to be increased from 45 feet to 60 feet; Section 150.702(J) allowing for the maximum width of the driveway to be increased from 35 feet to 87 feet; Section 150.702(J) allowing for the maximum flare of the driveway to be increased from 5 feet to 45 feet; Section 150.704(F)(8) allowing for the minimum width of parking stalls to be reduced from 10 feet to nine feet; Section 150.704(F)(8) allowing for the minimum width of a two-way drive aisle to be decreased from 26 feet to 24 feet; Section 150.707(E)(1) allowing the maximum luminaire height to be increased from 30 feet to 35 feet; Section 150.1003 allowing for the maximum size of direction signs to be increased from 3 square feet to 100 square feet; Section 150.1003 allowing for the maximum size of a logo on a directional sign to be increased from 1 square-foot to 35 square feet; Section 150.1003 allowing for the maximum height of a directional sign to be increased from five feet to 8.5 feet; Section 151.41(B)(8) allowing for the reduction of the minimum centerline radius of a horizontal curve from 300 feet to 160 feet Sections 98.22/151.41(E)(2)/151.65(1) allowing for the waiver of installing sidewalks in the public right-of-way.

Submitted by:



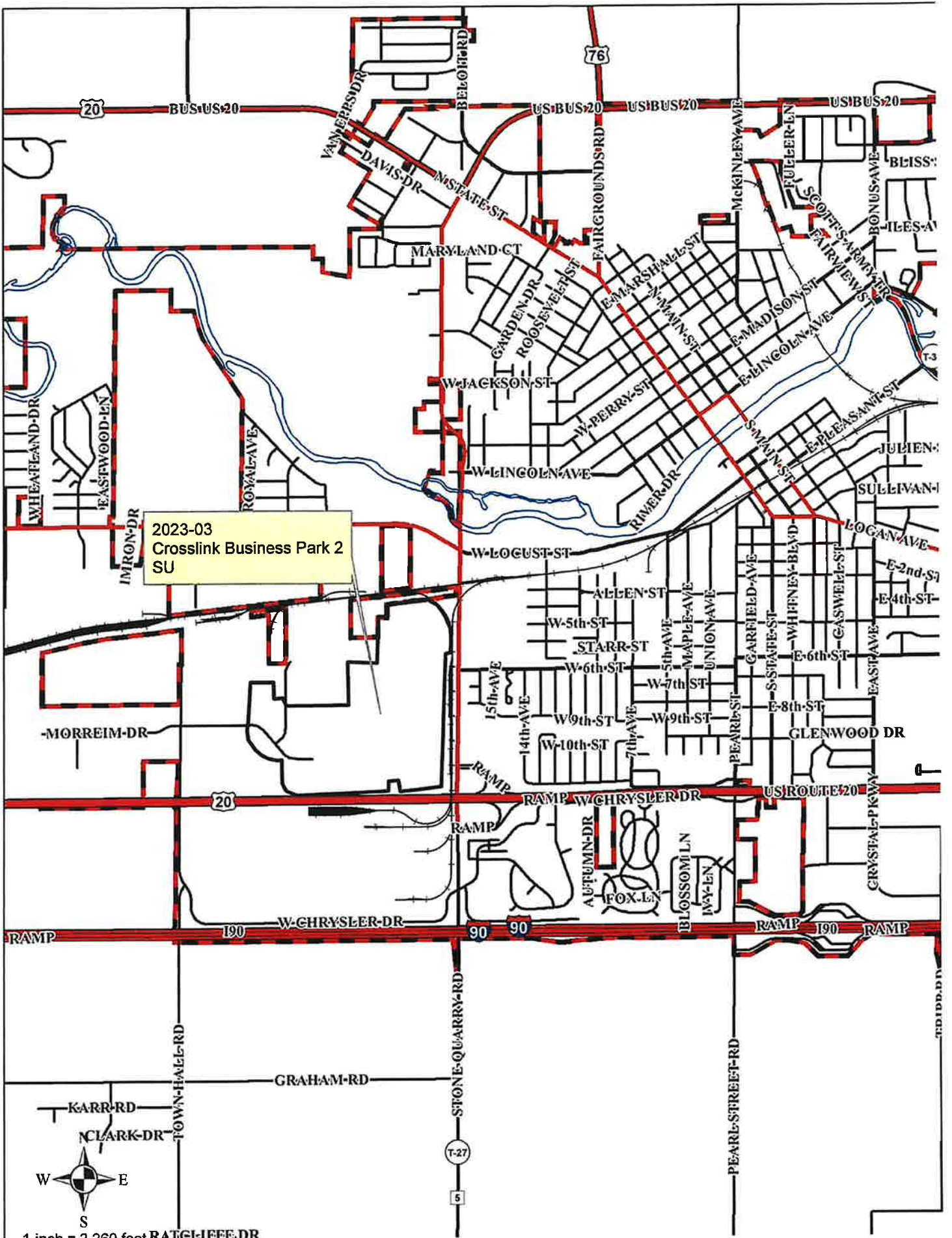
Gina DelRose,
Community Development Planner

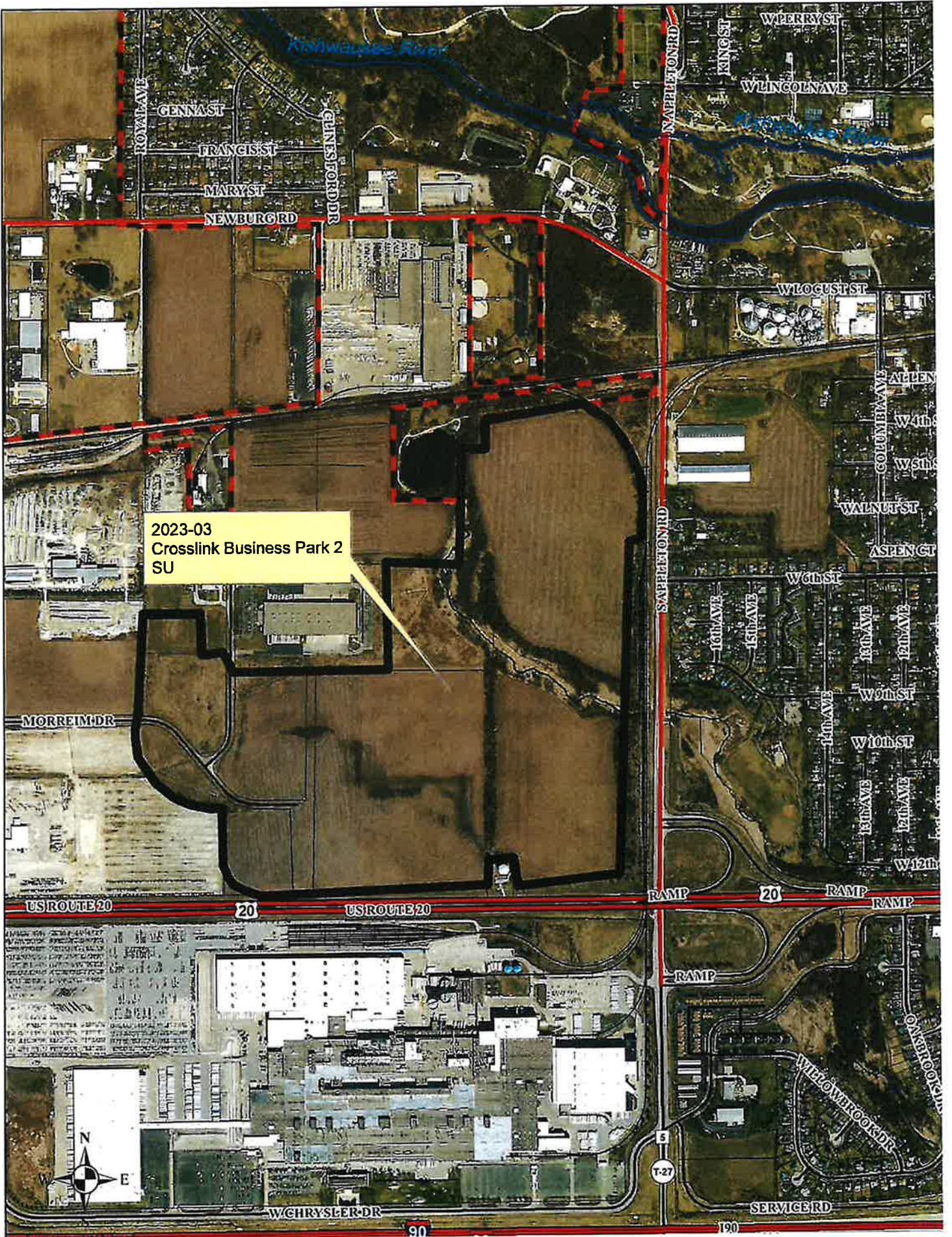
PLANNING AND ZONING COMMISSION/CITY COUNCIL ACTION

The Planning and Zoning Commission shall make and forward findings of fact as to the compliance of the proposed planned development with the standards and make a recommendation to the City Council. The City Council shall review the findings and recommendation and may accept or reject the findings and recommendation of the Planning and Zoning Commission in whole or in part; or the City Council may refer the matter back to the Planning and Zoning Commission for further consideration. Any approval shall be considered the approval of a unique request and not be construed as precedent for any other proposed planned development.

ATTACHMENTS:

1. Location Map by Planning Staff.
2. Aerial Photo by Planning Staff.
3. Requested Deviations with Justification Submitted by the Applicant.
4. Building Elevations Submitted by the Applicant.
5. Site Plan Submitted by the Applicant.
6. Photometrics Plan submitted by the Applicant.
7. NRI Report 1713 opinion submitted by the Boone County Soil and Water Conservation District, Teagan Duffy.
8. Letter submitted by Hampton, Lenzini and Renwick, Inc., Alex Riegler, December 29, 2022.





2023-03
Crosslink Business Park 2
SU



List of Requested Code Variances
Project Yukon
City of Belvidere

1. Section 98.22. Waiver from providing sidewalks in public right of way for streets abutting property.
2. Section 150.105(C)(9)(G)(2)(E) Maximum Building Height. Increase the maximum allowable height of the main building from 45 feet to 125 feet and increase the maximum allowable height of the auxiliary buildings from 45 feet to 60 feet.
3. Section 150.702(J) Width of Driveways. Increase the allowable width from 35 feet to 87 feet and the maximum flare from 5 feet to 45 feet.
4. Section 150.704(F)(8) Parking Layout Dimensions. Reduction in the minimum parking stall width from 10 feet to 9 feet. Reduction in the minimum two-way drive aisle width from 26 feet to 24 feet.
5. Section 150.707(E)(1) Maximum Luminaire Height. Increase the allowable light pole height from 30 feet to 35 feet.
6. Section 150.1003. Increase the allowable size of directional signs from 3 square feet to 100 square feet, increasing the size of the logo from 1 square foot to 35 square feet, and increasing the height of the sign from 5 feet to 8.5 feet.
7. Section 151.41 (B)(8). Reduction in minimum centerline radius of a horizontal curve from 300' to 160'.
8. Section 151.41 (E.)(2). Waiver from providing sidewalk in public right of way.
9. Section 151.65 (1). Waiver from providing sidewalks in public right of way for streets abutting property.

Justification for Code Variances
Project Yukon
City of Belvidere

1. Section 98.22. Waiver from providing sidewalks in public right of way for streets abutting property.

As no public sidewalk presently exists in the public rights of ways in the vicinity of the subject property, a waiver is requested from providing public sidewalk in the abutting rights of ways.

2. Section 150.105(C)(9)(G)(2)(E) Maximum Building Height.

Request: Increase the maximum allowable height of the main building from 45 feet to 125 feet and increase the maximum allowable height of the auxiliary buildings from 45 feet to 60 feet.

The proposed cold storage facility requires various tiers of building heights for office space, warehouse space and penthouse roof to house mechanical and refrigeration equipment. The increased building height will allow for proper screening of roof mounted utility equipment.

3. Section 150.702(J) Width of Driveways.

Request: Increase the allowable width from 35 feet to 87 feet and the maximum flare from 5 feet to 45 feet

Due to the anticipated tractor trailer turning movements and developer queuing requirements, the increase in allowable driveway width is necessary for trucks to enter and exit the proposed facility from or onto Crosslink Parkway.

4. Section 150.704(F)(8) Parking Layout Dimensions.

Request: Reduction in the minimum parking stall width from 10 feet to 9 feet.

Request: Reduction in the minimum two-way drive aisle width from 26 feet to 24 feet.

Due to constraints related to the limited site area for the contemplated development, and limitations on the degree of imperviousness contemplated in the original stormwater design, we are requesting this reduction to provide more pervious vegetative ground cover. The requested reduced dimensions are consistent with other developments in the City.

5. Section 150.707(E)(1) Maximum Luminaire Height.

Request: Increase the allowable light pole height from 30 feet to 35 feet.

Due to the size and scale of the proposed development, and in comparison to the neighboring Stellantis development, the additional pole heights with the required fencing and landscape screening would not be noticeable. For security reasons the taller pole heights are necessary for CCTV camera mounting and for photometrics purposes so that light can spread to a wider area and ensure there are no spots of low light emittance or "hot spots".

6. Section 150.1003. – Directional Sign (on site)

Request: Increase the allowable size of directional signs from 3 square feet to 100 square feet

Request: Increase the size of the logo from 1 square foot to 35 square feet

Request: Increasing the height of the sign from 5 feet to 8.5 feet.

Due to length and location of the proposed access drives, it is necessary properly direct truck traffic and employee traffic in a manner to ensure there is no intermingling of car and truck traffic and provide clear direction to users of the proposed development

7. Section 151.41 (B)(8). Reduction in minimum centerline radius of a horizontal curve from 300' to 160'.

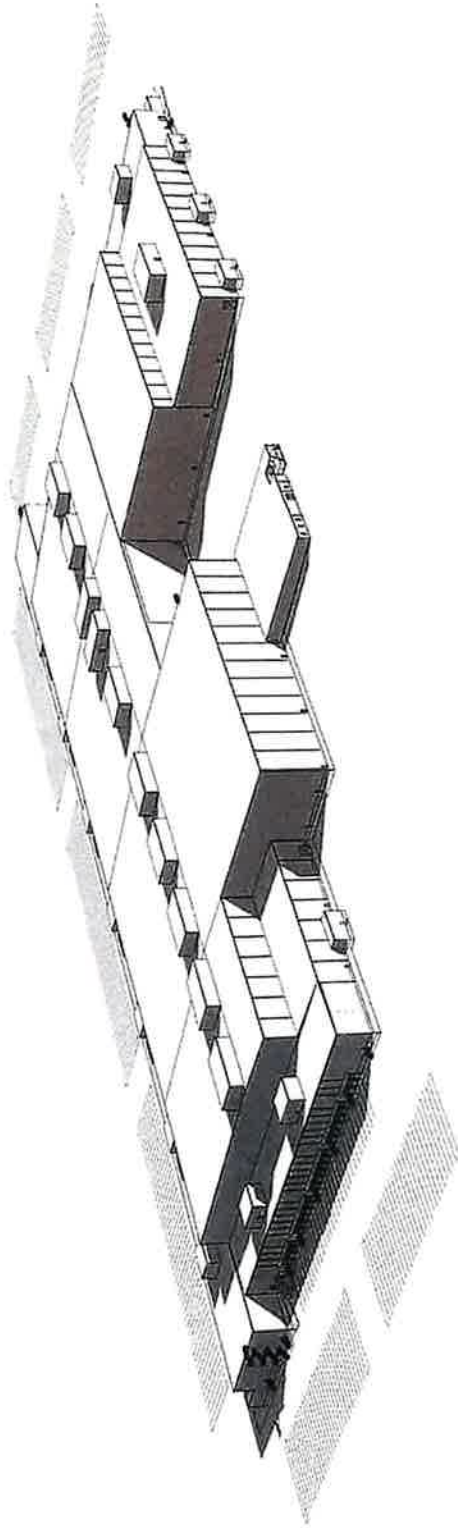
As a result of geometric constraints associated with the proposed realignment of Crosslink Parkway, a reduction in horizontal curve length is requested in order to allow for the connection of Crosslink, from the south entrance of the Android property to Morreim Drive, around the subject site

8. Section 151.41 (E.)(2). Waiver from providing sidewalk in public right of way.

A waiver is requested from providing public sidewalk along Crosslink Parkway, as there presently is no sidewalk in the existing Crosslink Parkway or Morreim Drive rights of way north and west of the subject property

9. 151.65 (1). Waiver from providing sidewalks in public right of way for streets abutting property.

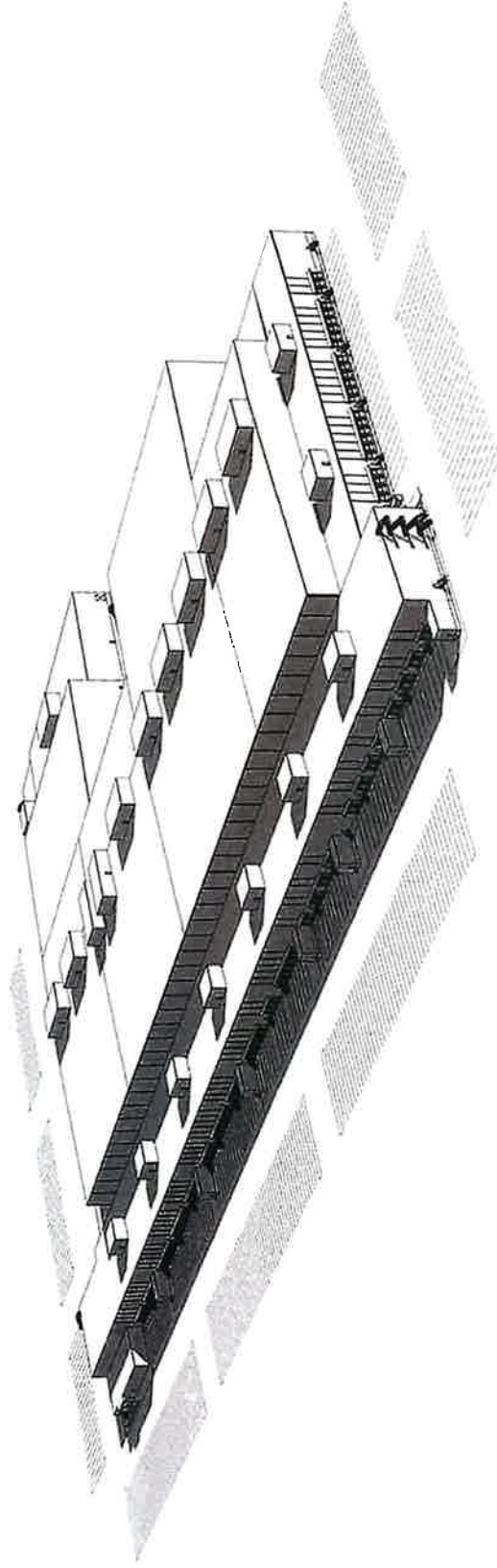
As no public sidewalk presently exists in the public rights of ways in the vicinity of the subject property, a waiver is requested from providing public sidewalk in the abutting rights of ways.



LEO A DALY

730 Second Avenue South, Suite 1300
Minneapolis, MN 55402-2455
Tel 612 338 8741 Fax 612 338 4840

PERISHABLE DISTRIBUTION CENTER 01-HCPDC AERIAL VIEW
BELVIDERE, IL DATE: 12/07/22



LEO A DALY

739 Second Avenue South, Suite 1300
Minneapolis, MN 55402-2155
Tel 612 338.8741 Fax 612 338.4800

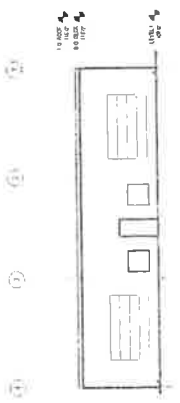
PERISHABLE DISTRIBUTION CENTER 01-HCPDC **AERIAL VIEW**
BELVIDERE, IL DATE: 12/07/22

MAINTENANCE GARAGE
 BUILDING - 06-MG3
 1000 WEST 10TH AVENUE
 DENVER, CO 80202

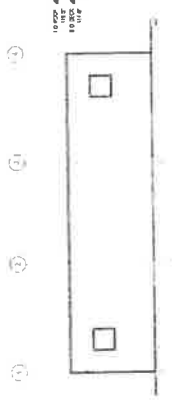
ARCHITECT: JACOBS



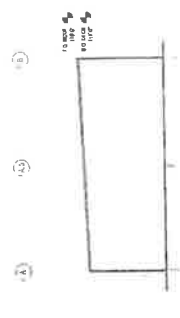
1000 WEST 10TH AVENUE
 DENVER, CO 80202
 PROJECT NO. 06-MG3
 DATE: 10/11/07



EAST ELEVATION



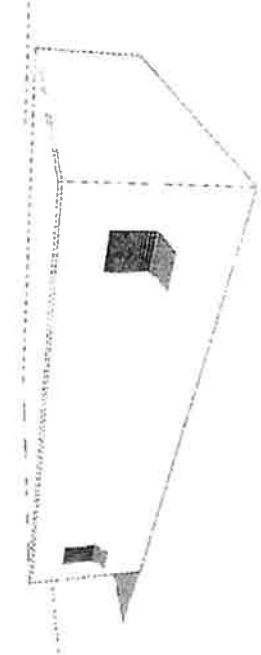
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



SCHEMATIC DESIGN

NO.	DESCRIPTION	DATE
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06-AE900

PROJECT NO. 06-MG3
 OCTOBER 11, 2007

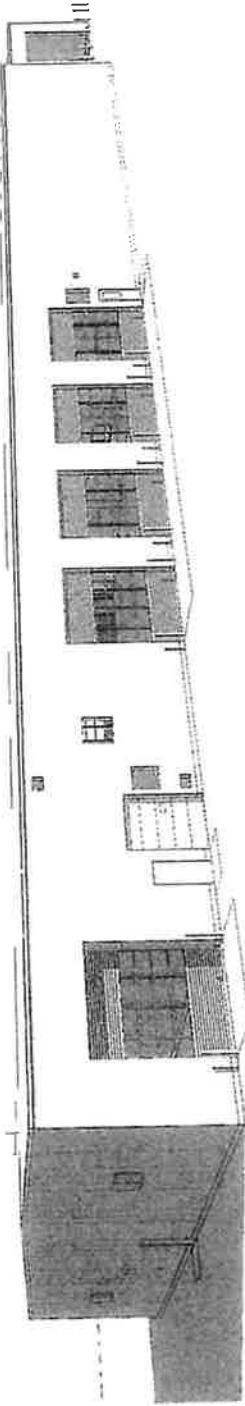
JACOBS ENGINEERING GROUP

TRUCK MAINTENANCE
GARAGE - 02 TAG
PROJECT NO. 02-AE900B
REVISED 12.2011

02-AE900B

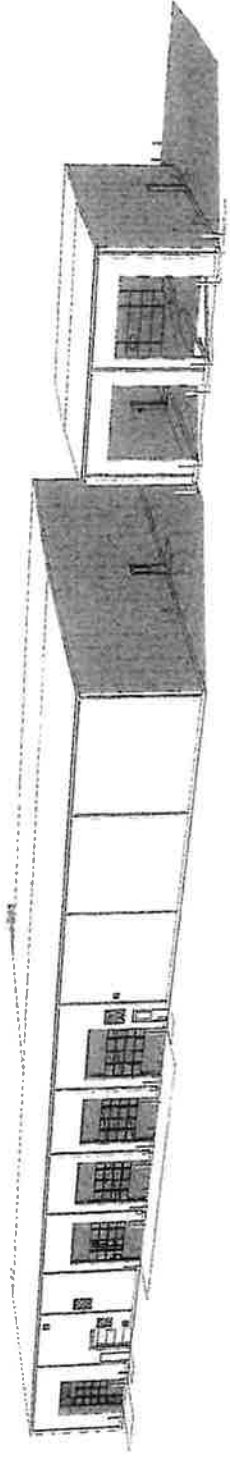


02-AE900B
TRUCK MAINTENANCE
GARAGE - 02 TAG
PROJECT NO. 02-AE900B
REVISED 12.2011



REVISION	DATE	BY	DESCRIPTION
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02-AE900B



02-AE900B

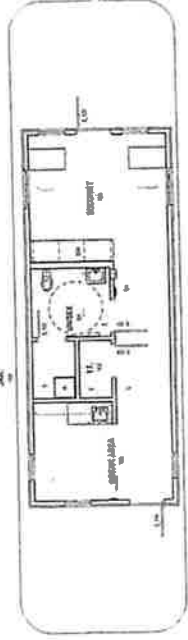
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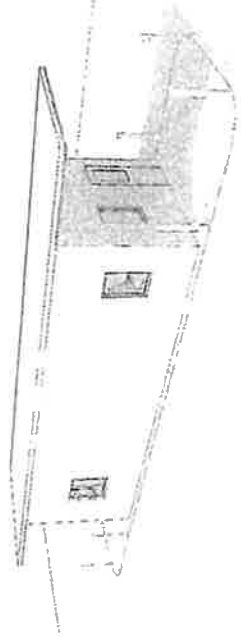
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GUARDHOUSE 03-016
 14000 W. 140TH AVENUE
 BLAINE, MINN. 55425

03-016-01



E5 FLOOR PLAN LEVEL 1
 1/8" = 1'-0"

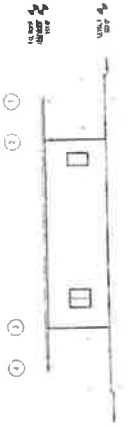


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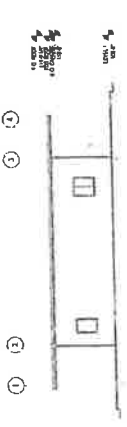
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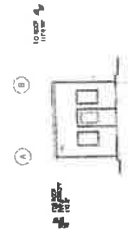
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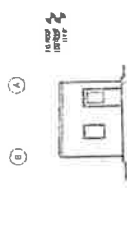
F1 NORTH ELEVATION
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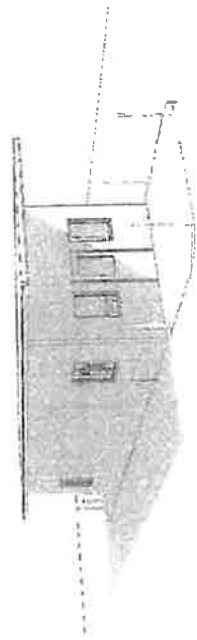
F2 WEST ELEVATION
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E1 SOUTH ELEVATION
 1/8" = 1'-0"



E2 EAST ELEVATION
 1/8" = 1'-0"

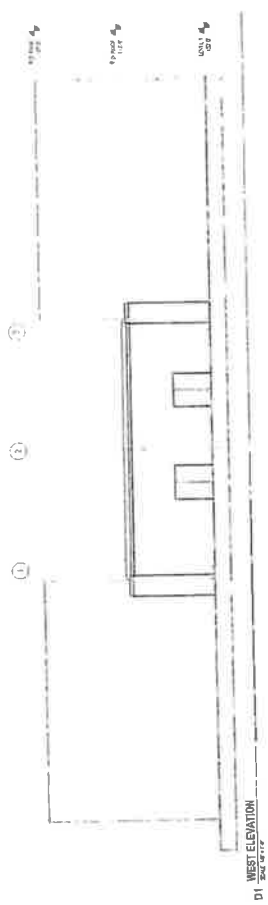
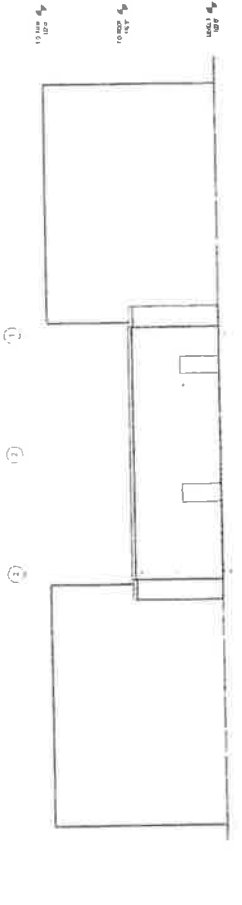
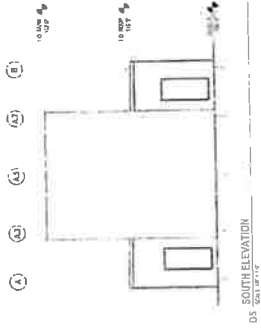


FIRE PUMP HOUSE -
04-FPH
ULASBAYAN ZONAS 5, AMKETOYONDO
SANTO ESPERANZA

ENCARGADOS



3003 Bldg. 04th Fl.
Calle 100 No. 100
1st Floor, Bldg. 04
1st Floor, Bldg. 04



1:1 PLAN

REVISION	DATE	BY	CHKD.

ELABOR

SCHEMATIC DESIGN



04-AE900

ENCARGADOS

3003 Bldg. 04th Fl.
Calle 100 No. 100
1st Floor, Bldg. 04
1st Floor, Bldg. 04

PALLET PROCESSING
BUILDING 05-PPB
AT
1000 W. 1000 S. & WELLS ROAD
ST. GEORGE, UT 84770

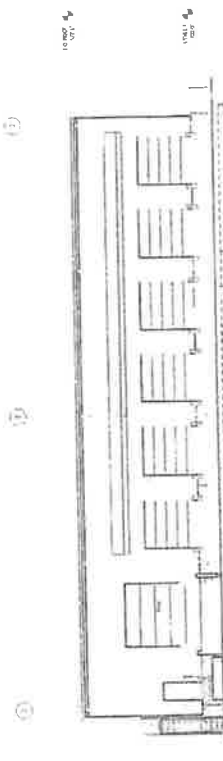
DESIGNER: URS
ARCHITECTS



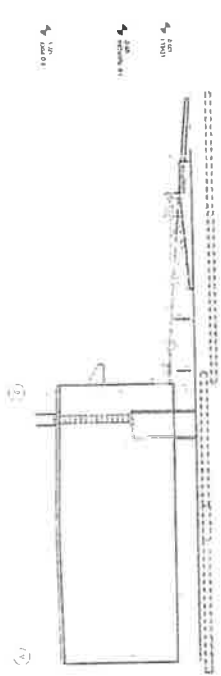
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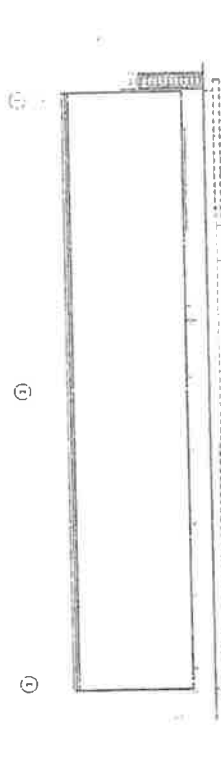
E1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



E2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



E3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



E4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

REVISIONS

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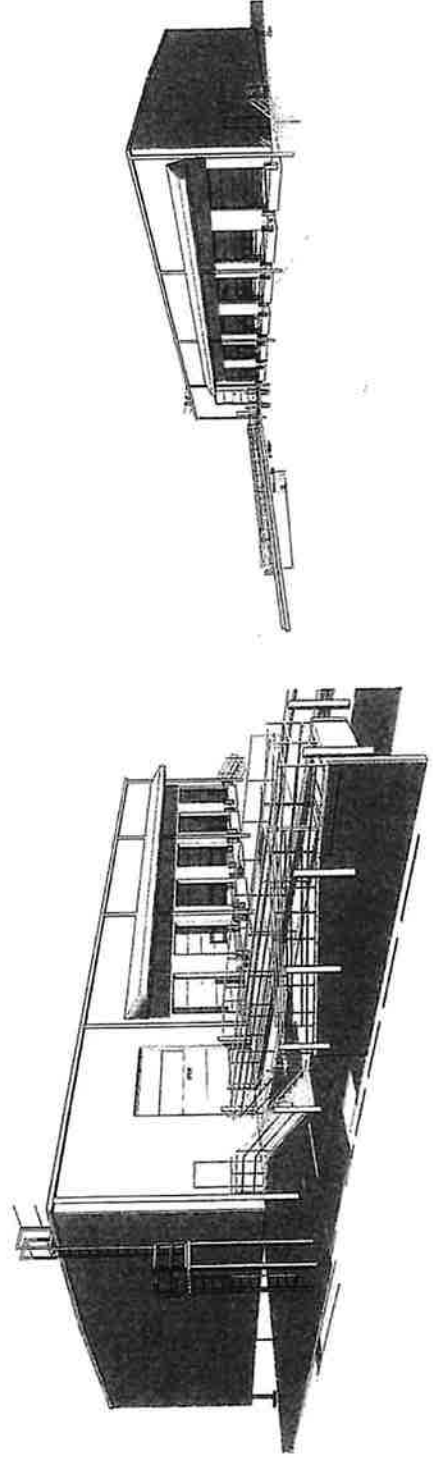
PROJECT

PROJECT NO.	05-PPB
PROJECT NAME	PALLET PROCESSING BUILDING
PROJECT LOCATION	1000 W. 1000 S. & WELLS ROAD, ST. GEORGE, UT
PROJECT OWNER	URS
PROJECT ARCHITECT	URS ARCHITECTS
PROJECT ENGINEER	URS
PROJECT DATE	05/20/05
PROJECT SCALE	1/8" = 1'-0"
PROJECT SHEET NO.	05-AE900
PROJECT SHEET TOTAL	05-AE900

SCHEMATIC DESIGN

Project No. 05-PPB-010
05/20/05
DATE: 05/20/05

05-AE900



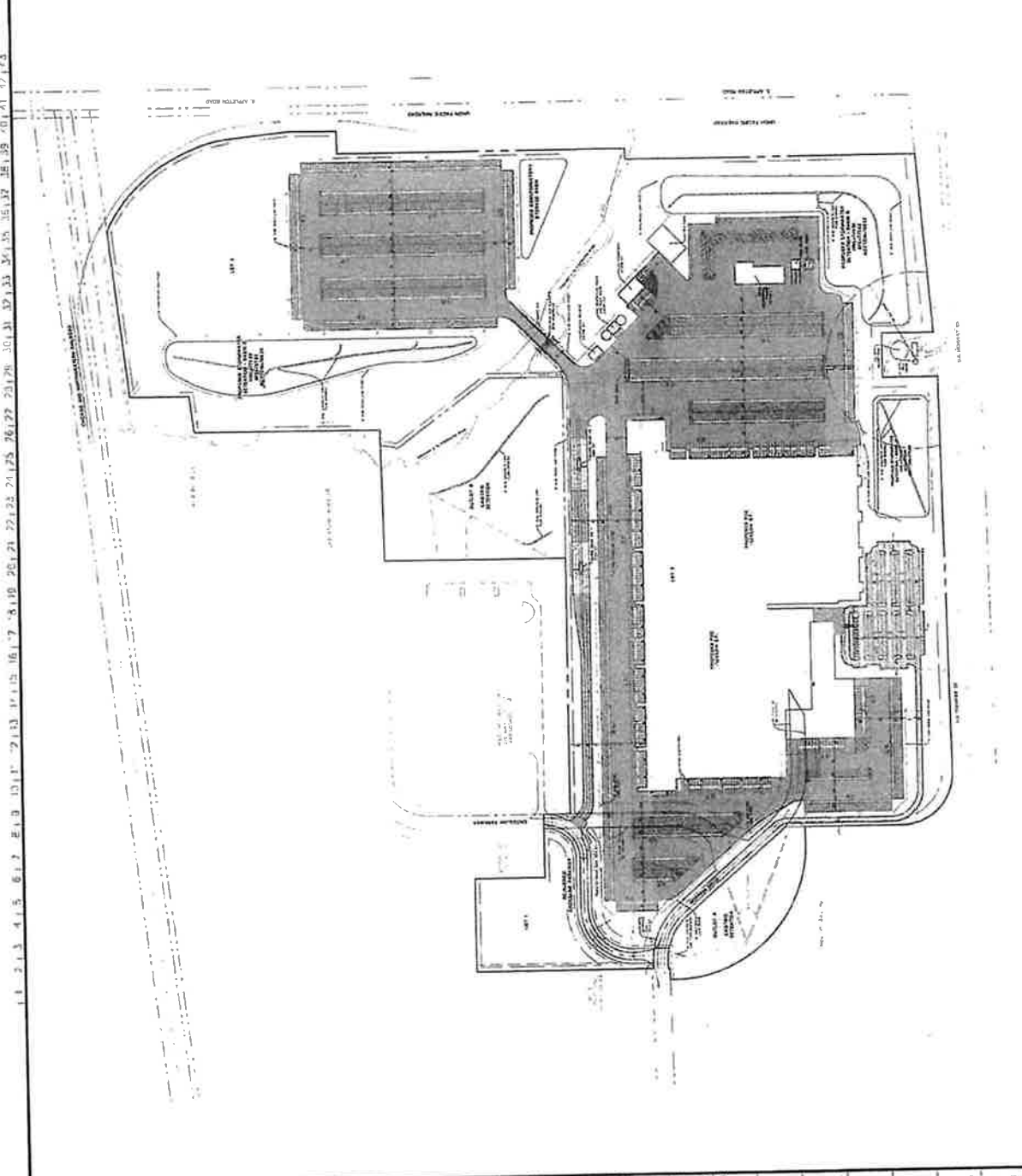
05-AE900

SIE DATA

STATE AREA: ILLINOIS
 COUNTY: ROCK ISLAND
 TOWNSHIP: BELVIDERE
 SECTION: 36
 PROJECT NO.: 201-01-0217-3
 SHEET NO.: 201-01-0217-3

NOTES:

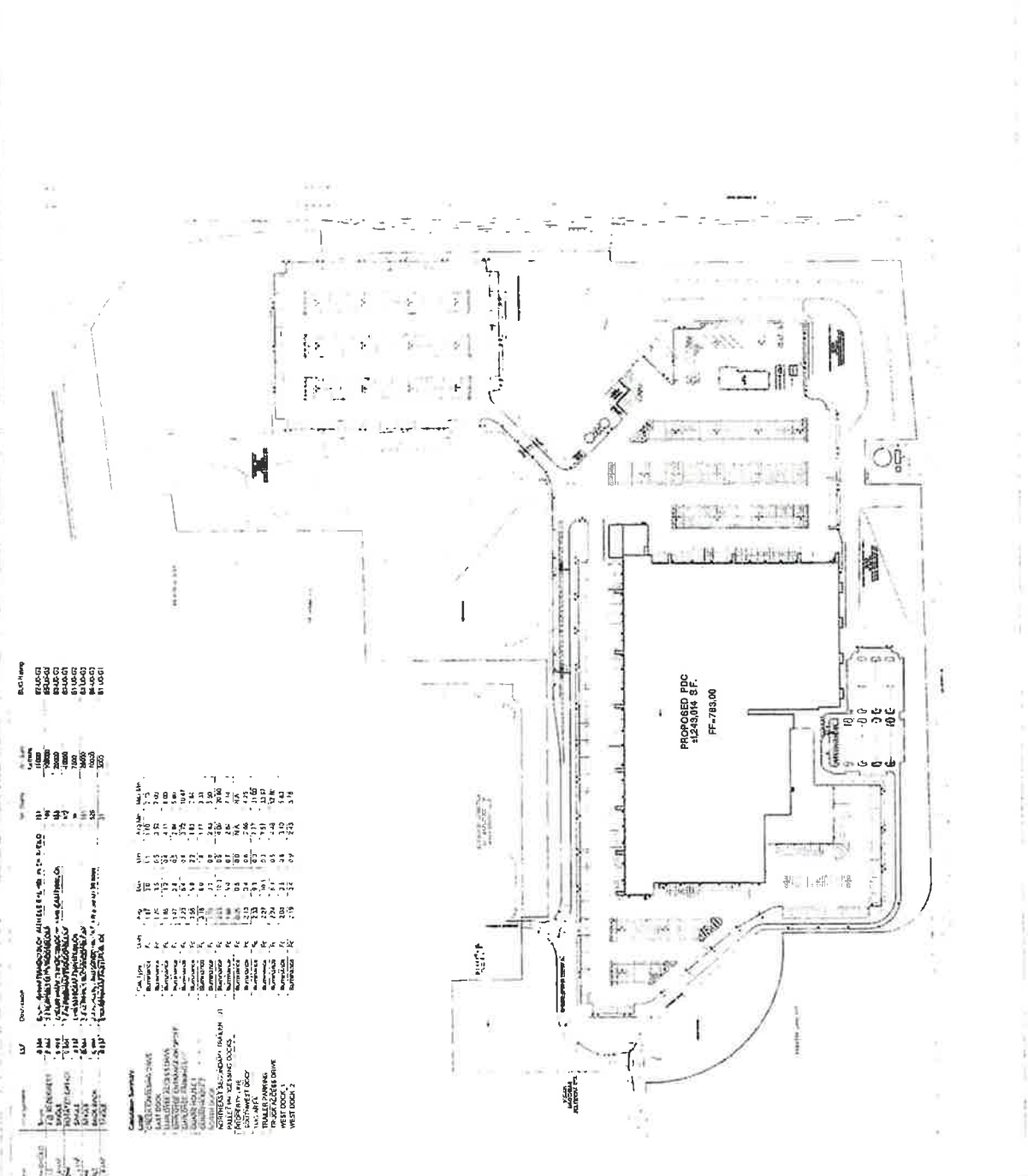
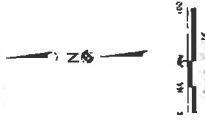
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PROPOSED COLD STORAGE FACILITY
CITY OF BELVIDERE, ILLINOIS
LIGHTING PLAN - OVERALL



1" = 8'



Lighting Fixtures

Fixt. No.	Fixt. Description	Quantity	Notes
1	BRACK	1	
2	BRACK	1	
3	BRACK	1	
4	BRACK	1	
5	BRACK	1	
6	BRACK	1	
7	BRACK	1	
8	BRACK	1	
9	BRACK	1	
10	BRACK	1	

Lighting Fixtures

Fixt. No.	Fixt. Description	Quantity	Notes
11	BRACK	1	
12	BRACK	1	
13	BRACK	1	
14	BRACK	1	
15	BRACK	1	
16	BRACK	1	
17	BRACK	1	
18	BRACK	1	
19	BRACK	1	
20	BRACK	1	

Lighting Fixtures

Fixt. No.	Fixt. Description	Quantity	Notes
21	BRACK	1	
22	BRACK	1	
23	BRACK	1	
24	BRACK	1	
25	BRACK	1	
26	BRACK	1	
27	BRACK	1	
28	BRACK	1	
29	BRACK	1	
30	BRACK	1	

Lighting Fixtures

Fixt. No.	Fixt. Description	Quantity	Notes
31	BRACK	1	
32	BRACK	1	
33	BRACK	1	
34	BRACK	1	
35	BRACK	1	
36	BRACK	1	
37	BRACK	1	
38	BRACK	1	
39	BRACK	1	
40	BRACK	1	

Opinion of the Boone County SWCD Board

Manhard Consulting has submitted a request for a Natural Resource Information Report as part of an application for a zoning change from General Industrial to Heavy Industrial. This parcel involves approximately 200 acres, located in section 34 of township 44N in range 3E. The parcel identification numbers are 05-34-326-004, 05-34-326-002, 05-34-327-003, 05-34-376-001, 05-34-376-002, 05-34-376-003, 05-34-400-009, 05-34-400-008, 05-34-400-010, 05-34-200-027.

The Boone County Soil & Water Conservation District Board has a

- Favorable
 Unfavorable
 Other: Please see board concerns

opinion of the proposed land use change. The Board concerns are stated below. More detailed information is presented throughout the various sections of this document.

Signature of Board Chairman:

Bio Hill on 11-30-2022

Board Concerns:

The board has a favorable opinion for the implementation of the proposed zoning change with a few notable concerns. This parcel involves a wetland area inside of a floodplain. The board recommends that special care be taken to preserve this area and prevent contamination of surrounding natural areas. See 'Wetland and Floodplain Regulations' for more information. This parcel also involves areas of prime farmland that may be displaced if developed. The board recommends that prime farmland be preserved whenever possible and practical.

Boone County SWCD Comments NRI REPORT #1713

Erosion Concerns

The proposed land use of this site is heavy industrial. It is currently agricultural land with a stream corridor. Soil disturbance will occur as a result of developing the site, which is moderately sloping and susceptible to erosion. If the area of disturbance will be greater than one acre, an IEPA NPDES permit will be required; as well as any City/County Permit requirements.

Soil disturbance can create soil erosion which must be properly managed to prevent adverse environmental impacts. Erosion from construction sites is a leading cause of water quality problems in Illinois. Problems caused by this sediment include:

- Increased flooding – Sediment build-up lowers the flow capacity of channels causing more frequent flooding in areas that rarely or never flooded before
- Financial burden to taxpayers - Sediment that finds its way into streets, storm sewers, and ditches result in additional maintenance costs for local, state and federal governments
- Water quality impairment - Sediment laden runoff transfers nutrients and other pollutants to downstream lakes and rivers degrading aquatic habitats and increasing costs for water treatment.

Simple but effective controls include preserving existing trees and grass where possible, using silt fence to trap sediment on the down slope sides of the area of disturbance, using a gravel drive used by all vehicles to limit tracking of mud onto streets, cleaning up sediment carried off-site by vehicles or storms, installing curb inlet controls, using downspout extenders to prevent roof runoff from eroding exposed soil, locating soil piles away from any roads or waterways, and reseeding or sodding the site as soon as possible. The materials (silt fence, stakes, gravel entrance, inlet controls, and grass seed) are easy to find and relatively inexpensive.

The Illinois Urban Manual is a resource of practices used throughout the State and can be accessed at <http://www.aiswcd.org/iium/>. The concept of these practices can be carried over to good housekeeping measures after development occurs and buildings are occupied to prevent stormwater runoff from becoming contaminated.

Soil Compaction

Soil compaction occurs when soil particles are pressed together, reducing the pore space between them. This increases the weight of solids per unit volume of soil (bulk density). Soil compaction occurs in response to pressure (weight per unit area) exerted by field machinery or animals. Other factors affecting compaction include the composition (texture, organic matter, plus clay content and type), soil water content and the number of passes by equipment. The risk for compaction is greatest when soils are wet. A dry soil is much more resistant to compaction than a moist or wet soil.

Compaction restricts rooting depth, which reduces the uptake of water and nutrients by plants. It decreases pore size, increases the proportion of water-filled pore space at field moisture, and decreases soil temperature. This affects the activity of soil organisms by decreasing the rate of decomposition of soil organic matter and subsequent release of nutrients. Compaction decreases infiltration and thus increases runoff and the hazard of water erosion.

Sandy loam, loam, and sandy clay loam soils compact more easily than silt, silt loam, silty clay loam, silty clay, or clay soils. Compaction may extend to 20 inches. Deep compaction affects smaller areas than shallow compaction, but it persists because shrinking and swelling and freezing and thawing affect it less.

The persistence of soil compaction is determined by the depth at which it occurs, the shrink-swell potential of the soil, and the climate. As the depth increases, the more persistent the condition. The type and percentage of clay determine the shrink-swell potential. The greater the shrink-swell potential and number of wet/dry cycles, the lower is the duration of compaction at a particular depth. Freeze/thaw cycles also help decrease near surface compaction.

Soil organic matter promotes aggregation of soil particles. This increases porosity and reduces bulk density (i.e., compaction). It also increases permeability and may increase plant available water. Addition of manure, compost, or other organic materials including newspaper, and woodchips, can improve soil structure, helping to resist compaction. Compaction can be reduced by reducing the number of trips across an area, working with or on the soils when dry, reducing pressure of equipment, and maintaining organic matter in the soil.

Rusty Patch Bumble Bee

The PIQ has been identified to be in a Rusty Patch Bumble Bee high potential zone. The U.S. Fish and Wildlife Service listed the rusty patched bumble bee as endangered under the Endangered Species Act. Endangered species are animals and plants that are in danger of becoming extinct. The rusty patch bumble bee is a pollinator that lives in prairies and grasslands which are one of the last species to go into hibernation. They need areas that provide nectar and pollen from flowers, nesting sites (underground), and overwintering sites for hibernating queens (undisturbed soil).

Many factors have led to the rust patch bumble bee becoming an endangered species. Most of prairies and grasslands of the Upper Midwest and Northeast have been converted to monoculture farms or developed areas, such as cities and roads. Grasslands that remain tend to be small and isolated. Increases in farm size and technology advances improved the operating efficiency of farms but have led to practices that harm bumble bees, including increased use of pesticides, loss of crop diversity which results in flowering crops being available for only a short time, loss of hedgerows and the flowers that grew there, and loss of legume pastures.

There are numerous programs, research, and groups working towards helping the rusty patch bumble bee. Some things you can do to help include having flowering plants, providing natural areas with native plants, and minimize the use of pesticides and chemical fertilizer.

Stream Corridor

A stream corridor refers to rivers, creeks, streams and the adjacent areas that water influences. Streams are among the most important natural resources, their complex ecosystem provides habitat for a diversity of species. Stream corridors have great social, cultural, and environmental value. Healthy streams create critical habitat for fish and wildlife, water for recreational activities

and help filter out pollutants. Streams surrounded by a healthy mix of vegetation including grasses, shrubs and trees buffer the effects of surrounding land.

Streams and their surrounding areas can be damaged very quickly, but it often takes much time and effort to repair the damage. Whether it is a natural event or a human induced activity, disturbances bring changes to stream corridors. Disturbances place stress on the stream and have the potential to alter its structure and impair its ability to perform key ecological functions.

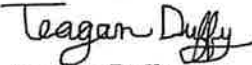
Urban development is one of the leading causes of stream degradation. Development increases the amount of stormwater runoff because of impervious surfaces such as parking lots like in the northern half of the site. Increased amounts of impervious surfaces reduce the amount of water that is able to infiltrate into our ground which runs off urban impervious surfaces instead, while washing pollutants away with it.

Contaminated stormwater runoff can reach local water resources if not properly managed. Removing plant buffers along streams prevents vegetation from filtering out pollutants and holding the soil in place. Maintain the vegetation within the stream corridor for protection against degradation.

****Any acreage discrepancies are due to the acres included with Right of Ways****

Thank you for taking the SWCD's concerns under consideration. If you have any questions or comments about this report or its findings, please contact the Boone County Soil and Water Conservation District at (815) 544-3465 ext. 3

Sincerely,



Teagan Duffy
Resource Conservationist



Hampton, Lenzini and Renwick, Inc.

Civil Engineers • Structural Engineers • Land Surveyors • Environmental Specialists
www.hlrengineering.com

December 29, 2022

Mr. Brent Anderson
Director of Public Works
City of Belvidere
401 Whitney Boulevard, Suite 200
Belvidere, Illinois 61008

Re: 2023-02; Crosslink Business Park 2 Subdivision
Proposed Cold Storage Facility
City of Belvidere
Plat of Subdivision and Engineering Plan Review

Dear Mr. Anderson:

We reviewed the following items for the referenced project:

- Proposed Preliminary Engineering Plan for Proposed Cold Storage Facility prepared by Manhard Consulting, Ltd and dated November 14, 2022
- Preliminary Plat of Crosslink Business Park No. 2 Subdivision prepared by Manhard Consulting, Ltd and dated November 14, 2022

The following comments are offered for your consideration:

GENERAL COMMENTS

1. It is understood that the submitted items are preliminary in nature. Additional comments may arise as more information is provided.
2. The final submittal will need to include the following:
 - a. Advanced drainage plan per Section 151.42 of the Belvidere City Ordinance
 - b. Erosion and sediment control plan per Section 151.45 of the Belvidere City Ordinance
 - c. Landscape plan per Section 151.49 of the Belvidere City Ordinance

PRELIMINARY ENGINEERING PLAN

SHEET 1 – TITLE SHEET

3. The final plans will need the signature and seal of a Professional Engineer licensed in the State of Illinois.

SHEETS 2-5 – OVERALL PLAN, PRELIMINARY SITE DIMENSIONAL AND PAVING PLAN

4. Provide an existing conditions and demolition plan.
5. Provide proposed pavement sections for all items listed in the Pavement Legend.

380 Shepard Drive
1401 Timber Drive, Unit 1
Elgin, Illinois 60123-7010
Tel. 847 697 6700
Fax 847 697 6753

380 N Terra Cotta Road
Unit G
Crystal Lake, Illinois 60014
Tel 847 697 6700
Fax 847 697 6753

3085 Stevenson Drive
Suite 201
Springfield, Illinois 62703
Tel 217 546 3400
Fax 217 546 8116

323 West 3rd Street
P O Box 160
Mt Carmel, Illinois 62863
Tel 618 262 8651
Fax 618 263 3327

6. Provide a profile view of the proposed re-aligned Crosslink Parkway with grades and elevations at 50-foot intervals.
7. Provide cross sections for the proposed re-aligned Crosslink Parkway.
8. Provide all details and notes necessary to construct the proposed improvement.

SHEETS 6-8 – PRELIMINARY GRADING PLAN

9. It appears that Crosslink Parkway and the west side of the site overflow to Outlot A, the existing detention basin. Clarify how the overflow route is planned to cross Morreim Drive.
10. The HWL of Basins A and B appear to be shown incorrectly.
11. Existing Outlots A and B are shown with over 30 feet between the bottom elevation and high water elevation. Is this correct?
12. Fill in the survey date for Grading Note #9.

SHEETS 9-11 – PRELIMINARY UTILITY PLAN

13. The smaller font size for existing utility information makes it difficult to read. Please increase the font size.
14. For all proposed utility structures, provide a unique number or letter, the structure diameter, rim and invert elevations, and frame and lid type.
15. For all proposed utility pipes, provide the material, length, and slope.
16. For all locations where existing or proposed utility pipes cross each other, provide top and bottom of pipe elevations and separation distance.
17. Provide structural designs for the proposed box culverts.
18. Provide calculations to show that the proposed culverts can convey the existing waterway without negative downstream impacts.
19. Provide additional design information for the proposed lift station, fire protection tanks, and pump house.
20. Provide all details and notes necessary to construct the proposed utilities.
21. There are storm sewer size labels that aren't connected to any proposed storm sewer in the parking area west of the truck maintenance garage. Revise as necessary.
22. The domestic water main changes in size from 8-inch at the northwest corner of the building to 12-inch at the northeast corner. Clarify where the water main size changes. Also clarify whether the water main interconnects with the fire protection main where they cross near the proposed pump house.
23. Show any proposed drainage easements on the utility plan.

PRELIMINARY PLAT OF SUBDIVISION

24. Missing Owners Endorsement signature block.
25. No existing monuments shown or called out on existing boundary (sheet 2 of 2) at boundary corners or section corners.
26. Provide Plat of Vacation for Crosslink Parkway and Morreim Drive for review
27. No topographic survey and drainage profile shown per 765 ILCS 205/1.
28. No easements shown for proposed detention ponds shown on engineering plans.

Mr. Brent Anderson
City of Belvidere
December 29, 2022

Page 3

Indicated items should be clarified or corrected and resubmitted with a comment response letter. Additional comments may be provided based on future revisions.

Yours truly,

HAMPTON, LENZINI AND RENWICK, INC.

A handwritten signature in black ink, appearing to read "Alex Riegler". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Alex Riegler, PE

MEMO

DATE: January 11, 2023

TO: Mayor and Members of the City Council

FROM: City of Belvidere Planning and Zoning Commission

SUBJECT: Recommendation for Case: 2023-03; Manhard Consulting, Ltd (SU), Crosslink Business Park No. 2 Subdivision

REQUEST AND LOCATION:

The applicant, William Hupperich (Manhard Consulting, LTD), 1 Overlook Point, #290, Lincolnshire, IL 60069 on behalf of property owners, Dieter W. Kempf (Karl Kempf Trust 052206), 8520 N. Springfield Avenue, Skokie, IL 60076 and Sjostrom & Sons, Inc, 1129 Harrison Avenue, Rockford, IL 61104 is requesting a special use to permit a planned development in the HI, Heavy Industrial District (pending rezoning approval) in the Crosslink Business Park Subdivision and southwest of S. Appleton Road and the Railroad, Belvidere, IL 61008. The planned development will allow for the following departures: Section 150.105(C)(9)(G)(2)(E) allowing for the maximum primary building height to be increased from 45 feet to 125 feet; Section 150.105(C)(9)(G)(2)(E) allowing for the maximum auxiliary building height to be increased from 45 feet to 60 feet; Section 150.702(J) allowing for the maximum width of the driveway to be increased from 35 feet to 87 feet; Section 150.702(J) allowing for the maximum flare of the driveway to be increased from 5 feet to 45 feet; Section 150.704(F)(8) allowing for the minimum width of parking stalls to be reduced from 10 feet to nine feet; Section 150.704(F)(8) allowing for the minimum width of a two-way drive aisle to be decreased from 26 feet to 24 feet; Section 150.707(E)(1) allowing the maximum luminaire height to be increased from 30 feet to 35 feet; Section 150.1003 allowing for the maximum size of direction signs to be increased from 3 square feet to 100 square feet; Section 150.1003 allowing for the maximum size of a logo on a directional sign to be increased from 1 square-foot to 35 square feet; Section 150.1003 allowing for the maximum height of a directional sign to be increased from five feet to 8.5 feet; Section 151.41(B)(8) allowing for the reduction of the minimum centerline radius of a horizontal curve from 300 feet to 160 feet Sections 98.22/151.41(E)(2)/151.65(1) allowing for the waiver of installing sidewalks in the public right-of-way and 150.904 Special Use Review and Approval Procedures. The planned development is being requested in order to construct a distribution center in the proposed Crosslink Business Park No. 2 Subdivision. The property is irregular in shape and will encompass 199.5 acres. PINs: 05-34-326-004; 05-34-326-002; 05-34-376-001; 05-34-327-003; 05-34-376-002; 05-34-400-008; 05-34-376-006; 05-34-400-009; 05-34-400-010 and 05-34-200-027.

RECOMMENDATION:

The planning and zoning commission recommended the **approval** of case number **2023-03** for a special use to permit a planned development within the Crosslink Business Park No. 2 Subdivision subject to the following conditions:

1. The Planned Development shall be developed in substantial conformance with the site plan dated 11/14/2022 unless otherwise noted.
2. A full final site plan shall be submitted to staff (building, public works, police, fire, planning, etc.) for review and subject to final approval prior to the issuance of building permits.

Recommendation

**2023-03; Manhard Consulting, Ltd (SU),
Crosslink Business Park No. 2 Subdivision**

Comments made by Hampton, Lenzini and Renwick, Inc. shall be addressed in the revised plans.

3. The planned development is granting only the following flexible standards: Section 150.105(C)(9)(G)(2)(E) allowing for the maximum primary building height to be increased from 45 feet to 125 feet; Section 150.105(C)(9)(G)(2)(E) allowing for the maximum auxiliary building height to be increased from 45 feet to 60 feet; Section 150.702(J) allowing for the maximum width of the driveway to be increased from 35 feet to 87 feet; Section 150.702(J) allowing for the maximum flare of the driveway to be increased from 5 feet to 45 feet; Section 150.704(F)(8) allowing for the minimum width of parking stalls to be reduced from 10 feet to nine feet; Section 150.704(F)(8) allowing for the minimum width of a two-way drive aisle to be decreased from 26 feet to 24 feet; Section 150.707(E)(1) allowing the maximum luminaire height to be increased from 30 feet to 35 feet; Section 150.1003 allowing for the maximum size of direction signs to be increased from 3 square feet to 100 square feet; Section 150.1003 allowing for the maximum size of a logo on a directional sign to be increased from 1 square-foot to 35 square feet; Section 150.1003 allowing for the maximum height of a directional sign to be increased from five feet to 8.5 feet; Section 151.41(B)(8) allowing for the reduction of the minimum centerline radius of a horizontal curve from 300 feet to 160 feet Sections 98.22/151.41(E)(2)/151.65(1) allowing for the waiver of installing sidewalks in the public right-of-way.

Motion to approve case 2023-03; Manhard Consulting, Ltd (SU), Crosslink Business Park No 2. Subdivision subject to the conditions carried with a (7-0) roll call vote.

Paul Engelman, Chairman
Belvidere Planning and Zoning Commission

MEMO

DATE: January 11, 2023
TO: Mayor and Members of the City Council
FROM: City of Belvidere Planning and Zoning Commission
SUBJECT: Findings of Fact for Case: 2023-03; Manhard Consulting, Ltd. (SU), Crosslink Business Park No. 2 Subdivision

REQUEST AND LOCATION:

The applicant, William Hupperich (Manhard Consulting, LTD), 1 Overlook Point, #290, Lincolnshire, IL 60069 on behalf of property owners, Dieter W. Kempf (Karl Kempf Trust 052206), 8520 N. Springfield Avenue, Skokie, IL 60076 and Sjostrom & Sons, Inc, 1129 Harrison Avenue, Rockford, IL 61104 is requesting a special use to permit a planned development in the HI, Heavy Industrial District (pending rezoning approval) in the Crosslink Business Park Subdivision and southwest of S. Appleton Road and the Railroad, Belvidere, IL 61008. The planned development will allow for the following departures: Section 150.105(C)(9)(G)(2)(E) allowing for the maximum primary building height to be increased from 45 feet to 125 feet; Section 150.105(C)(9)(G)(2)(E) allowing for the maximum auxiliary building height to be increased from 45 feet to 60 feet; Section 150.702(J) allowing for the maximum width of the driveway to be increased from 35 feet to 87 feet; Section 150.702(J) allowing for the maximum flare of the driveway to be increased from 5 feet to 45 feet; Section 150.704(F)(8) allowing for the minimum width of parking stalls to be reduced from 10 feet to nine feet; Section 150.704(F)(8) allowing for the minimum width of a two-way drive aisle to be decreased from 26 feet to 24 feet; Section 150.707(E)(1) allowing the maximum luminaire height to be increased from 30 feet to 35 feet; Section 150.1003 allowing for the maximum size of direction signs to be increased from 3 square feet to 100 square feet; Section 150.1003 allowing for the maximum size of a logo on a directional sign to be increased from 1 square-foot to 35 square feet; Section 150.1003 allowing for the maximum height of a directional sign to be increased from five feet to 8.5 feet; Section 151.41(B)(8) allowing for the reduction of the minimum centerline radius of a horizontal curve from 300 feet to 160 feet Sections 98.22/151.41(E)(2)/151.65(1) allowing for the waiver of installing sidewalks in the public right-of-way and 150.904 Special Use Review and Approval Procedures. The planned development is being requested in order to construct a distribution center in the proposed Crosslink Business Park No. 2 Subdivision. The property is irregular in shape and will encompass 199.5 acres. PINs: 05-34-326-004; 05-34-326-002; 05-34-376-001; 05-34-327-003; 05-34-376-002; 05-34-400-008; 05-34-376-006; 05-34-400-009; 05-34-400-010 and 05-34-200-027.

FLEXIBLE DEVELOPMENT STANDARDS:

According to Section 150.907 (B) (1) A. of the City of Belvidere Zoning Ordinance, new and alternative standards may be approved for a development by the city. The applicant is requesting the following standards specific to this project.

Zoning Ordinance:

- **Article I, Section 150.105(C)(9) Heavy Industrial (G)(2)(E) Maximum Building Height**

45 Feet or greater with Special Use permit, except for buildings that house mechanical equipment that requires up to an additional 10 feet for clearance. This additional height cannot occupy more than 50% of the building.

The applicant is requesting that portions of the primary building be as tall as 125 feet in order to accommodate office space, warehouse space and a penthouse roof space that would contain the mechanicals and refrigeration equipment with proper screening of utilities.

- **Article I, Section 150.105(C)(9) Heavy Industrial (G)(2)(E) Maximum Building Height**

46 Feet or greater with Special Use permit, except for buildings that house mechanical equipment that requires up to an additional 10 feet for clearance. This additional height cannot occupy more than 50% of the building.

The applicant is requesting that the accessory buildings be as tall as 60 feet in order to serve the primary building as efficiently as possible.

- **Article I, Section 150.702(J) Width of Driveways**

The applicant is requesting that the allowable width of the driveway be increased from 35 feet to 87 feet in order to accommodate the anticipated levels of semi-truck traffic and their turning movements.

- **Article I, Section 150.702(J) Width of Driveways**

The applicant is requesting that the allowable maximum flare of the driveway be increased from 5 feet to 45 feet. This is being requested due to the anticipated levels of semi-truck traffic and their turning movements.

- **Article I, Section 150.704(F) Off-Street Parking and Traffic Circulation Design Standards (8) Parking Lot Design Standards**

The applicant is requesting that the minimum width of parking stalls be reduced from 10 feet to nine feet. Conceptual site designs for the planned development began prior to the recent change in the parking ordinance that requires a ten-foot wide parking stall. Increasing the width of parking stalls for a development of this size would impact the overall lot coverage ratio and stormwater detention which has been carefully designed so as to not impact the creek that runs through the property.

- **Article I, Section 150.704(F) Off-Street Parking and Traffic Circulation Design Standards (8) Parking Lot Design Standards**

The applicant is requesting that the minimum width of two-way drive aisles be reduced from 26 feet to 24 feet. Conceptual site designs for the planned development began prior to the recent change in the parking ordinance that requires a 26-foot wide drive aisle. Increasing the width of the drive aisles for a development of this size would impact the overall lot coverage ratio and stormwater detention which has been carefully designed so as to not impact the creek that runs through the property.

- **Article I, Section 150.707 Exterior Lighting Standards (E)(1) Maximum Luminaire Height**

The applicant is requesting to increase the maximum height of the freestanding light poles from 30 feet to 35 feet in order to accommodate safety factors such as CCTV cameras and to allow the light fixtures to illuminate a larger area, therefore, reducing the number of fixtures needed while ensuring that the development is adequately illuminated for drivers and employees.

- **Article I, Section 150.1003 Definitions**

Directional sign (on-site): Signs of three-square feet or less, that do not exceed five feet in height, and are intended to facilitate the movement of vehicles and pedestrians on private property. A direction sign marking a vehicle entrance or exit may include a commercial message or logo of one square-foot or less pertaining to an establishment located on the site, but is limited in number to one per entrance and one per exit. A “Drive Thru” sign of three-square feet or less placed adjacent to or directly over the drive though lane shall be treated as a directional sign; otherwise, the sign will count as a freestanding or building sign (whichever is applicable).

The applicant is requesting that the maximum size for directional signs be increased from 3 square feet to 100 square feet. This is being requested due to the length of the access drives and need for drivers to enter the correct lanes as soon as possible in order to keep semi-truck and passenger vehicle traffic safely segregated.

- **Article I, Section 150.1003 Definitions**

Directional sign (on-site): Signs of three-square feet or less, that do not exceed five feet in height, and are intended to facilitate the movement of vehicles and pedestrians on private property. A direction sign marking a vehicle entrance or exit may include a commercial message or logo of one square-foot or less pertaining to an establishment located on the site, but is limited in number to one per entrance and one per exit. A “Drive Thru” sign of three-square feet or less placed adjacent to or directly over the drive though lane shall be treated as a directional sign; otherwise, the sign will count as a freestanding or building sign (whichever is applicable).

The applicant is requesting that the maximum size for logos on directional signs be increased from one square-foot to 35 square feet. This is being requested so that logos and text will be proportional to the requested increased sign size.

- **Article I, Section 150.1003 Definitions**

Directional sign (on-site): Signs of three-square feet or less, that do not exceed five feet in height, and are intended to facilitate the movement of vehicles and pedestrians on private property. A direction sign marking a vehicle entrance or exit may include a commercial message or logo of one square-foot or less pertaining to an establishment located on the site, but is limited in number to one per entrance and one per exit. A “Drive Thru” sign of three-square feet or less placed adjacent to or directly over the drive though lane shall be treated as a directional sign; otherwise, the sign will count as a freestanding or building sign (whichever is applicable).

The applicant is requesting that the maximum height for directional signs be increased from five square feet to 8.5 square feet. This is being requested due to the requested increase in the size of the sign and also so that it is more visible to semi-truck drivers.

Subdivision Ordinance:

- **Article I, Section 151.41 Design Requirements (B)(8) Tangents**

A tangent at least 100 feet long shall be introduced between reverse curves on arterial and collector streets. The minimum centerline radius of a horizontal curve will be 300 feet.

The applicant is requesting to reduce the required centerline radius of a horizontal curve from 300 feet to 160 feet. The applicant is requesting to vacate portions of Crosslink Parkway and Morriem Drive in order to realign Crosslink Parkway to maximize the building envelop of Lot 2 in the Crosslink Business Park No. 2 Subdivision. Due to the existing two developed lots on Crosslink Parkway, adequate room is not available to realign the street and maintain the existing right-of-way in front of the developed lots. The planned development is laid out in a manner that would not create traffic safety concerns due to this reduced horizontal curve.

- **Article I, Sections 151.41 Design Requirements (E)(2) Surface Improvements and 151.65(1) Issuance of Occupancy Permit and Section 98.22 New Building Sidewalk Requirements.**

The applicant is requesting to waive the sidewalk requirements for the Crosslink Business Park No. 2 Subdivision. Sidewalk requirements were waived in the original Crosslink Business Park Subdivision, therefore, several lots have already developed without them.

FINDINGS OF FACT:

Per Section 150.904 (G) of the City of Belvidere Zoning Ordinance, the criteria for granting a Special Use (Planned Development) Permit are as follows:

- A. Findings: The establishment, maintenance, or operation of the Planned Development will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare.**

The distribution center land use is outright permitted, the planned development is only for the building and site designs and right-of-way improvements needed to meet the distribution center's logistical needs. The increased height is to allow for maximized storage space while minimizing impervious surfaces which is warranted given the environmentally sensitive areas on the site and proximity to the City's Well No. 8. The signage, lighting and parking lot designs are catered more towards semi-trucks than passenger vehicles since they will be the primary user of the property. The right-of-way improvements mirror what has already been improved in the past or are being proposed so that the road alignment suits the distribution center's needs while not impacting other properties to the north.

- B. Findings: The requested Planned Development, both its general use independent of its location and in its specific location, will be in harmony with the purposes, goals,**

objectives, policies, and standards of the City of Belvidere Comprehensive Plan, this Chapter, and any other plan, program, or ordinance adopted, or under consideration pursuant to Notice of Public Hearing by the City.

The Comprehensive Plan adopted in 1999 shows the property as primarily "General Industrial" with very limited "Environmental Corridor". The General Industrial map category encourages indoor industrial land uses and controlled outdoor storage areas, with moderate landscape and signage. The Environmental Corridor map category includes floodplains, wetlands, woodland and other sensitive features. The planned development is for a distribution center which occurs indoors. The required landscaping will be pushed more to the perimeter of the property to aid with aesthetics and screening. Most directional signage will be internal and not visible from outside of the development. The development was laid out around the environmentally sensitive areas in order to minimize any potential negative impacts.

- C. Findings: The Planned Development will not in its proposed location and as depicted on the required site plan result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to Notice of Public Hearing by the City or governmental agency having jurisdiction to guide development.**

Although the scale of the development is considerable, it is smaller than the Stellantis assembly plant to the south and comparable to the Project Kelly development to the west. The majority of the deviations are relatively minor or needed for safer semi-truck movements. The two deviations that would cause the greatest impact would be the overall height of the buildings and the curve of Crosslink Parkway. The building will have staggered rooflines, making the total height and bulk of the building less imposing and comparable to the assembly plant less than 1,000 feet away. The curve of Crosslink Parkway has been reviewed by engineers and found acceptable.

- D. Findings: The establishment of the Planned Development will not impede the normal and orderly development and improvement of surrounding property, and maintains the desired consistency of land uses, land uses intensities, and land use impacts as related to the environs of the subject property.**

Once the property is developed, there will only be the northern most parcels along Crosslink Parkway left vacant. These parcels encompass approximately 35 acres and were annexed into the City of Belvidere in 2005 but have yet to develop. The planned development does not hinder the property's access to Crosslink Parkway and is not anticipated to hinder its development.

- E. Findings: The proposed Planned Development is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvement facilities, utilities or services provided by public agencies servicing the subject property.**

Findings of Fact

**2023-03; Manhard Consulting, Ltd (SU),
Crosslink Business Park No. 2 Subdivision**

As part of the subdivision and development process, utilities and adequate public infrastructure will be constructed.

- F. Findings: The potential public benefits of the proposed Planned Development outweighs the potential adverse impacts of the proposed Planned Development after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.**

Distribution centers are becoming more prevalent due to the national trend of online shopping, heightened by recent global events. The location's proximity to the Irene Road interchange and other large-scale buildings makes it favorable for the planned development.

The motion to adopt the Findings of Fact as presented by staff for case 2023-03 for a special use to permit a planned development within the Crosslink Business Park No. 2 Subdivision carried with a (7-0) roll call vote.

Paul Engelman, Chairman
Belvidere Planning and Zoning Commission

ORDINANCE NO. 610H

**AN ORDINANCE GRANTING A SPECIAL USE
TO ALLOW DAYCARE CENTER (3+ CHILDREN)
WITHIN THE PO, PLANNED OFFICE DISTRICT
(2170 Pearl Street)**

WHEREAS, The City of Belvidere has adopted Chapter 150, Zoning Ordinance in accordance with the provisions of Illinois Compiled Statutes to regulate the use of land and to specify the minimum requirements for improvements on land in the City of Belvidere; and

WHEREAS, Special Uses are certain municipal or private uses that due to their physical or operational characteristics may pose a threat to the value, use and enjoyment of adjoining property; are reviewed on a case by case basis; and are permitted only by permission of the Belvidere City Council; and,

WHEREAS, The applicant, Orland Kids Academy, LLC, 555 W. Kinzie Street #4002, Chicago, IL 60654 on behalf of the property owner, The Board of Trustees of the University of Illinois, PO Box 4595, Oakbrook, IL 60522 is requesting a special use to allow a daycare center at 2170 Pearl Street; and

WHEREAS, after due notice by publication pursuant to the Illinois State Statutes, the City of Belvidere Planning and Zoning Commission held a public hearing on January 10, 2023 concerning the proposed Special Use; and,

WHEREAS, the City of Belvidere Planning and Zoning Commission having examined the application and having considered the evidence, both oral and documentary and being fully advised about the premises did make findings of fact and a recommendation; and,

WHEREAS, the corporate authorities of the City considered the findings of fact and concur with the recommendation of the Planning and Zoning Commission,

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BELVIDERE, BOONE COUNTY, ILLINOIS, AS FOLLOWS:

Section 1. The foregoing recitals are incorporated herein by this reference.

Section 2. That a Special Use in the PO, Planned Office District to allow for a daycare center on the property depicted in Attachment A and legally described as:

PART OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 43 NORTH,
RANGE 3, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE COUNTY OF
BOONE, STATE OF ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS, TO
WIT:

COMMENCING AT THE NORTHWEST CORNER SAID QUARTER SECTION; THENCE SOUTH 00°00'00" EAST, ALONG THE WEST LINE OF SAID QUARTER SECTION, 1,218.72 FEET TO THE NORTHWEST CORNER OF THE PERMANENT EASEMENT CONVEYED BY HENRY AND MADELINE BARTHOLOMEW, HUSBAND AND WIFE, TO THE ILLINOIS STATE TOLL HIGHWAY COMMISSION DATED JULY 17, 1957 AND RECORDED IN BOOK 115 OF DEEDS ON PAGE 323 IN THE RECORDER'S OFFICE OF BOONE COUNTY, ILLINOIS, SAID POINT BEING THE POINT OF BEGINNING FOR THE FOLLOWING DESCRIBED PARCEL; THENCE SOUTH 89°48'46" EAST, ALONG THE NORTH LINE OF SAID PERMANENT EASEMENT, 59.73 FEET TO THE NORTHEAST CORNER OF SAID PERMANENT EASEMENT; THENCE SOUTH 90°00'00" EAST, ALONG THE NORTH LINE OF PREMISES CONVEYED BY LEROY F. FITZ AND RUTH M. FITZ TO THE BELVIDERE NATIONAL BANK AND TRUST CO., AS TRUSTEE UNDER TRUST NO. 306 BY WARRANTY DEED DATED MAY 14, 1970, AND RECORDED MAY 25, 1970, AS DOCUMENT NO. 16665 IN SAID RECORDER'S OFFICE, 334.57 FEET TO THE NORTHEAST CORNER OF SAID PREMISES SO CONVEYED BY LEROY F. FITZ AND RUTH M. FITZ TO THE BELVIDERE NATIONAL BANK AND TRUST CO. AS AFORESAID; THENCE NORTH 00°00'00" WEST, PARALLEL WITH THE WEST LINE OF SAID QUARTER SECTION, 245.89 FEET; THENCE NORTH 90°00'00" WEST, PARALLEL WITH THE NORTH LINE OF SAID PREMISES SO CONVEYED BY LEROY F. FITZ AND RUTH M. FITZ TO THE BELVIDERE NATIONAL BANK AND TRUST CO. AS AFORESAID, 394.30 FEET TO THE WEST LINE OF SAID QUARTER SECTION; THENCE SOUTH 00°00'00" EAST ALONG THE WEST LINE OF SAID QUARTER SECTION, 245.69 FEET TO THE POINT OF BEGINNING. PIN: 07-01-102-004

is hereby approved, subject to the following conditions:

1. Substantial compliance with the site plan submitted. (Attachment B).
2. The outdoor play area shall be separated from all vehicle traffic circulation areas by fence.
3. A fire alarm that includes an emergency voice/alarm communication system shall be installed.

Section 3. That the premises shall be used in accordance with and subject to the applicable provisions of the Zoning Ordinance of the City of Belvidere and shall not be used except as may otherwise be expressly authorized by the applicable law and the special use.

Section 4. That acceptance of any of the benefits of this Special Use shall be deemed acceptance of all the terms and conditions set forth herein.

Section 5. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 6. If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

Section 7. This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

PASSED by the City Council of the City of Belvidere this ____ day of _____, 2023.

APPROVED by the Mayor of the City of Belvidere this ____ day of _____, 2023.

Clint Morris, Mayor

ATTEST:

Sarah Turnipseed, City Clerk

Ayes: ____ Nays: ____ Absent: ____

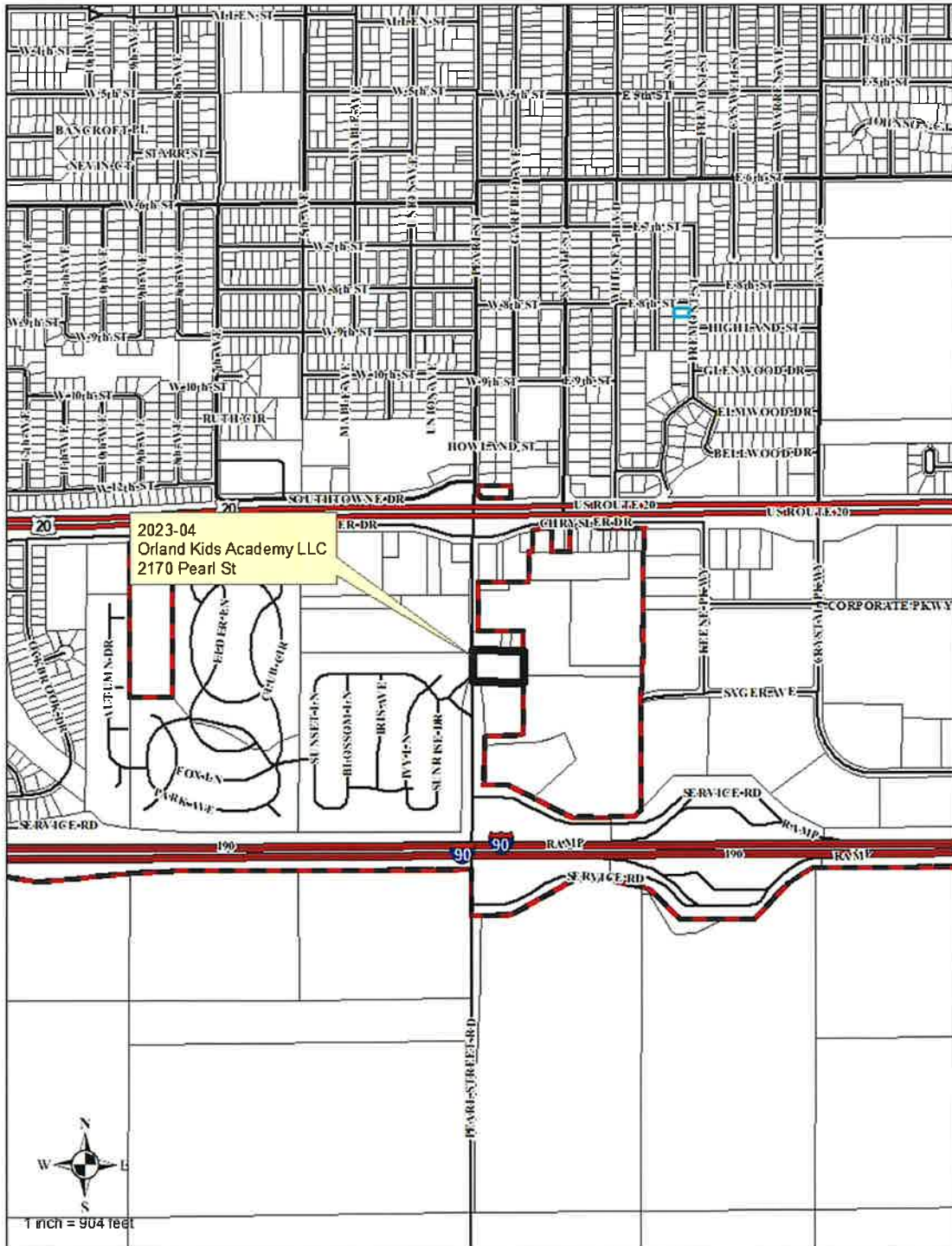
City Council Members Voting Aye: __

City Council Members Voting Nay: __

Date Published:

Sponsor: _____

ATTACHMENT A



ATTACHMENT B



CITY OF BELVIDERE
Community Development



BUILDING DEPARTMENT

PLANNING DEPARTMENT

401 WHITNEY BLVD. SUITE 300 BELVIDERE, IL 61008 * PH (815)547-7177 FAX (815)547-0789

January 3, 2023

ADVISORY REPORT

CASE NO: 2023-04

APPLICANT: Orland Kids Academy, LLC, 2170 Pearl Street

REQUEST AND LOCATION:

The applicant, Orland Kids Academy, LLC, 555 W. Kinzie Street #4002, Chicago, IL 60654 on behalf of the property owner, The Board of Trustees of the University of Illinois, PO Box 4595, Oakbrook, IL 60522 is requesting a special use to permit a daycare center at 2170 Pearl Street, Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.105(C)(2)(B)(2) Daycare Center (3+ children) and 150.904 Special Use Review and Approval Procedures) in the PO, Planned Office District on approximately 2.0 acres. The subject property is rectangular in shape, approximately 2 acres (PIN: 07-01-102-004) and developed with a vacant medical building and large parking area.

EXISTING LAND USE:

Subject property: Vacant medical building

Adjacent Property

North: Belvidere Family Pet Hospital

South: Symphony Northwoods nursing home

East: Vacant/ Row Crop Production (County)

West: Four Seasons Mobile Home Park

CURRENT ZONING:

Subject property: PO, Planned Office District

Adjacent Property

North: PO, Planned Office District

South: I, Institutional District

East: B-2, General Business District (County)

West: MR-8L, Multi-Family Residential-8 Large District

COMPREHENSIVE PLAN:

Subject property: Planned Industrial

Adjacent Property

North and East: Planned Industrial

South: Institutional

West: Two Family

BACKGROUND:

The property is developed with an 11,560 square-foot single-story medical office. A walkway connects the building to the adjacent nursing home.

The applicant intends to renovate the building into a daycare center for children ages 6 weeks old to 6 years old. The eastern parking lot and grassy area will become the outdoor play area. The area will be fenced in order to keep vehicles from the northern parking lot separated. The play areas will be facing the agricultural fields to the east, away from the road and residences.

Sager Avenue is intended to continue westward and connect to Pearl Street south of the nursing home. This would allow the subject property to have a more direct access to the nearby industrial park, making it more favorable for those parents working in one of the many businesses nearby in the future.

TREND OF DEVELOPMENT:

The subject property is located along Pearl Street, south of Grant Highway. While the intersection is an established commercial area, south is a mix of high density residential, medical and agricultural that has not experienced any new development in recent years.

FINDINGS OF FACT:

Per Section 150.904 (G) of the City of Belvidere Zoning Ordinance, the criteria for granting a Special Use Permit are as follows:

- A. Findings: The establishment, maintenance, or operation of the special use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare.**

Daycare centers are often located near commercial areas and along major thoroughfares. These locations allow for easy access for those dropping off and picking up children while commuting for work or running errands. Daycare centers typically do not participate in high risk activities or generate consistent traffic for long periods of time.

- B. Findings: The proposed special use, both its general use independent of its location and in its specific location, will not be in harmony with the purposes, goals, objectives, policies, and standards of the City of Belvidere Comprehensive Plan, this Chapter, and any other plan, program, or ordinance adopted, or under consideration pursuant to Notice of Public Hearing by the City.**

The Comprehensive Plan designates the subject property as Planned Industrial Use; this use encourages high-quality indoor manufacturing, assembly and storage uses with generous landscaping and limited signage. Daycare centers are permitted in the planned industrial district by special use. Having childcare options available near areas of employment is appealing to the workforce.

- C. Findings: The special use will not in its proposed location and as depicted on the required site plan, result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan, or any other plan, program,**

map, or ordinance adopted or under consideration pursuant to Notice of Public Hearing by the City or governmental agency having jurisdiction to guide development.

Although Pearl Street becomes more rural as it extends further south of Belvidere's corporate limits, the subject property is approximately 1,000 feet from the intersection of Grant Highway and is directly across the street from the entrance to Four Seasons Mobile Home Park. The proximity to a mix of residential and non-residential uses and a major thoroughfare makes the subject property a suitable location for drop-off and pick-up businesses such as a daycare center. There is enough open space and parking area to allow for adequate outdoor play areas for the children and parking for staff and clients.

- D. Findings: The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property, and does maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.**

A daycare center at this location is readily accessible to those living and working in Belvidere and Boone County or commuting to neighboring municipalities. While daycare centers are a special use to ensure each site is safely accessible and has adequate amenities such as outdoor play areas, they are a special use in almost every zoning district in the City of Belvidere because they are intended to spread out all over the city with little negative impact to future development patterns and the surrounding neighborhood.

- E. Findings: The proposed special use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvement facilities, utilities or services provided by public agencies servicing the subject property.**

The subject property is already developed with a commercial building that is served with municipal utilities.

- F. Findings: The potential public benefits of the proposed special use does outweigh any and all potential adverse impacts of the proposed special use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.**

Daycare centers not only provide a service to those living and working within the City, but also to those commuting to other municipalities. The location of the daycare center provides easy access to those traveling along Grant Highway, whether they are leaving or coming to Belvidere.

SUMMARY OF FINDINGS:

Although Pearl Street becomes more rural as it extends further south of Belvidere's corporate limits, the subject property is approximately 1,000 feet from the intersection of Grant Highway and is directly across the street from the entrance to Four Seasons Mobile Home Park. The proximity to a mix of residential and non-residential uses and a major thoroughfare makes the subject property a suitable location for drop-off and pick-up businesses such as a daycare center. There is enough open space and parking area to allow for adequate outdoor play areas for the children and parking for staff and clients.

2023-04; Orland Kids Academy, LLC, 2170 Pearl Street

While daycare centers are a special use to ensure each site is safely accessible and has adequate amenities such as outdoor play areas, they are a special use in almost every zoning district in the City of Belvidere because they are intended to spread out all over the city with little negative impact to future development patterns and the surrounding neighborhood. Daycare centers typically do not participate in high risk activities or generate consistent traffic for long periods of time.

The Comprehensive Plan designates the subject property as Planned Industrial Use; this use encourages high-quality indoor manufacturing, assembly and storage uses with generous landscaping and limited signage. Daycare centers are permitted in the planned industrial district by special use. Having childcare options available near areas of employment is appealing to the workforce.

RECOMMENDATION:

The planning staff recommends the **approval** of case number **2023-04** for a special use for daycare center (3+ children) at 2170 Pearl Street subject to the following conditions.

1. Substantial compliance with the site plan submitted.
2. The outdoor play area shall be separated from all vehicle traffic circulation areas by fence.
3. A fire alarm that includes an emergency voice/alarm communication system shall be installed.

Submitted by:

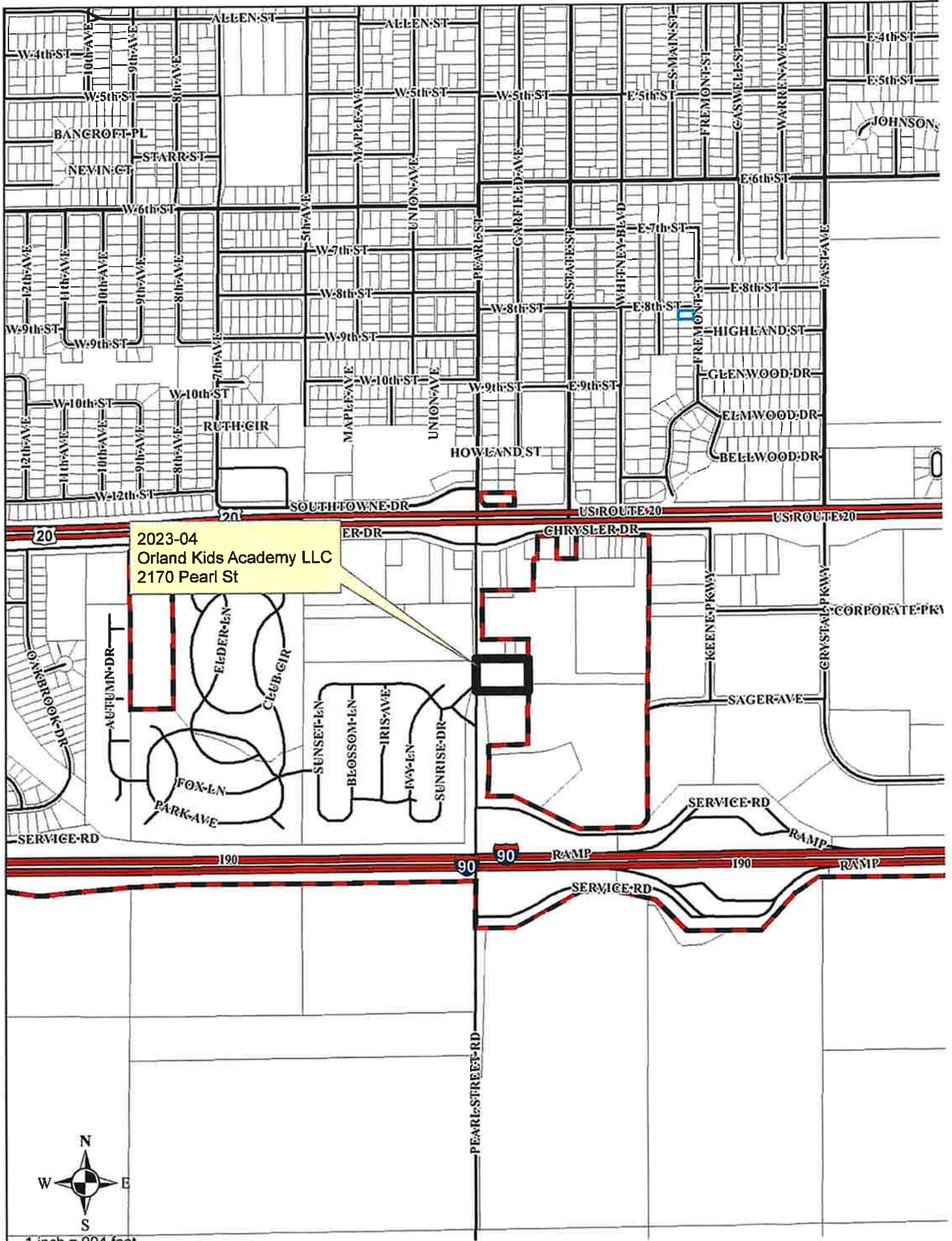

Gina DelRose
Community Development Planner

Review and Recommendation by the Planning and Zoning Commission. The Planning and Zoning Commission shall review the application, adopt findings of fact, and make a recommendation to the City Council.

Review and Action by the City Council. The City Council shall consider the Planning and Zoning Commission's recommendation regarding the proposed special use. The City Council may approve or deny the special use as originally proposed, may approve the proposed special use with modifications or may remand the matter back to the Planning and Zoning Commission for further discussion or hearing. The City Council's approval of the requested special use shall be considered the approval of a unique request, and shall not be construed as precedent for any other proposed special use.

ATTACHMENTS

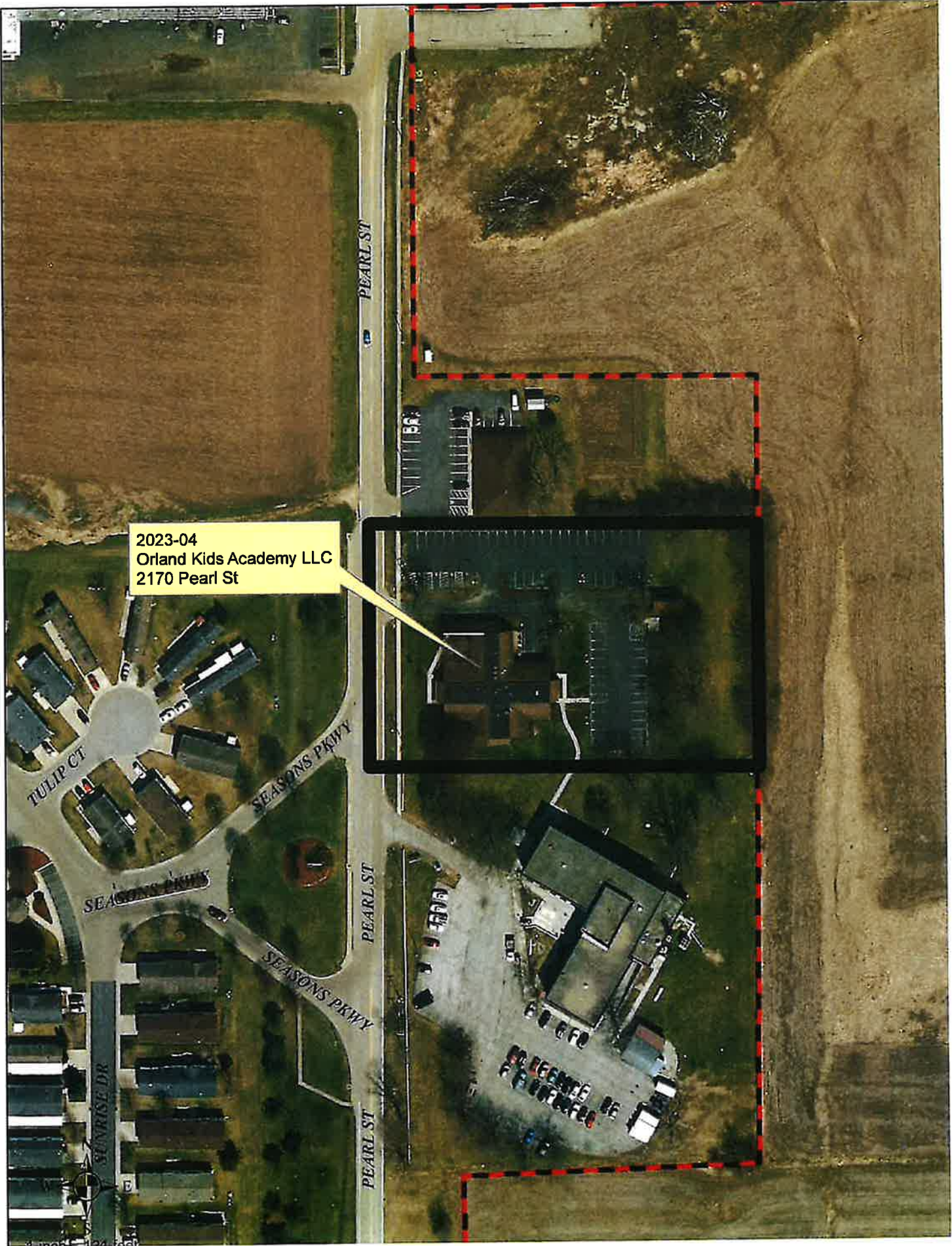
1. Location Map by Planning Staff.
2. Aerial Photo with by Planning Staff.
3. Narrative submitted by Applicant.
4. Site plans submitted by Applicant.
5. Letter submitted by the Boone County Soil and Water Conservation District, Teagan Duffy, December 14, 2022.
6. Letter submitted by the Boone County Health Department, Amanda Mehl, December 21, 2022.
7. E-mail submitted by the Belvidere Fire Department, Mark Beck, December 30, 2022.



2023-04
 Orland Kids Academy LLC
 2170 Pearl St



1 inch = 900 feet



2023-04
Orland Kids Academy LLC
2170 Pearl St



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P

2170 Pearl St. Belvidere.

My name is Adel Ghaffari. In the past 10 years I have owned a k-12 school overseas. Using my expertise, I would like to open a Daycare center in Belvidere, IL. The reason I chose Belvidere is because my friend has already have a daycare center in Belvidere and has expressed and emphasized the need for more centers for the residents of Belvidere . We have discussed the lengthy waitlist and ongoing calls they receive each day for enrollments that are not able to fit in theirs .

I plan to provide a safe and healthy learning environment for young children of Belvidere. We will also be providing an ongoing service to the community by providing more than 20 jobs. The daycare will consist of 6 large classrooms with an indoor play area.

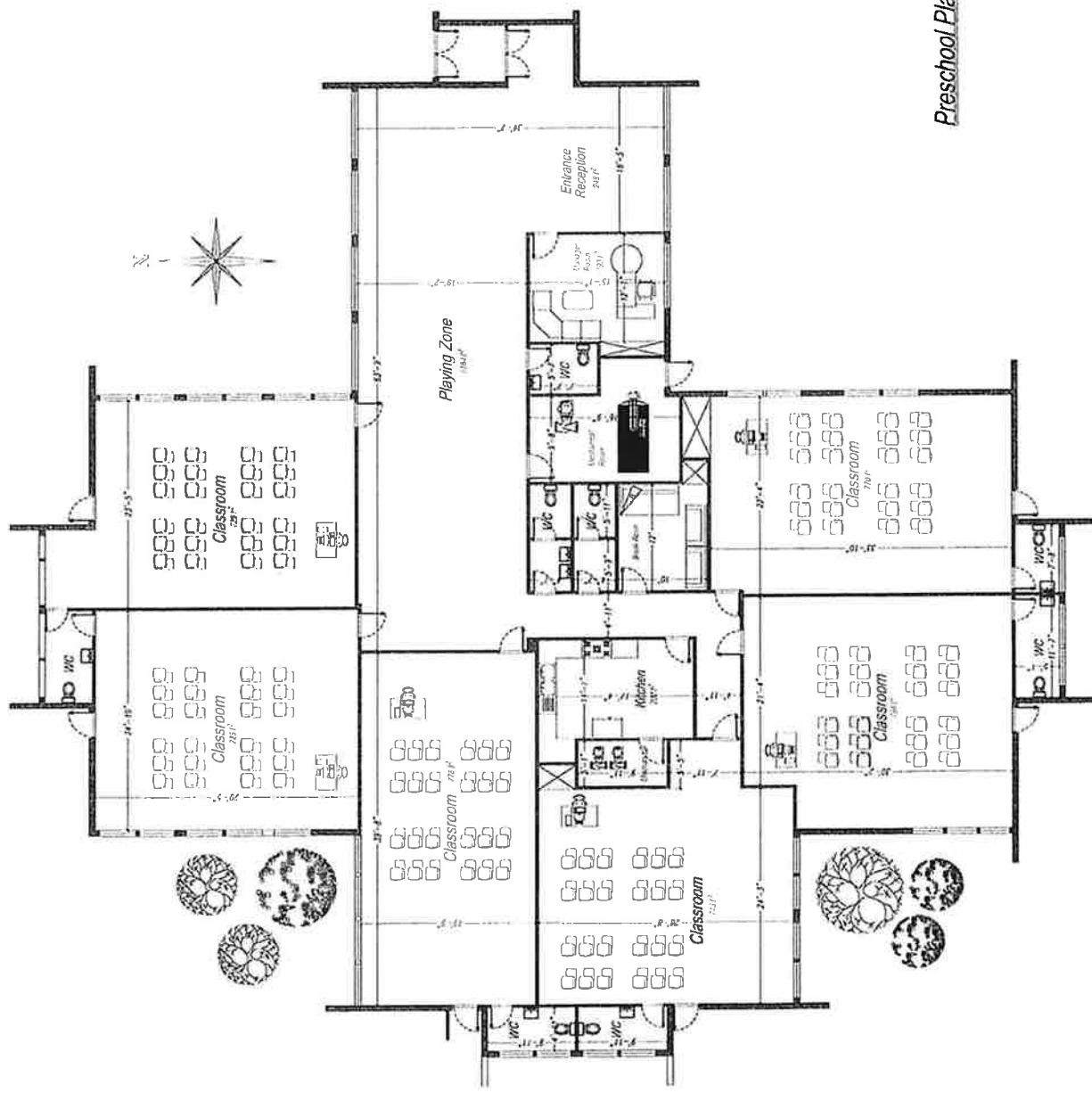
We request to apply for 110 kids capacity during the hours of 5:30 am - 6:00pm.

Outside the building, there will be vast biking area for children ages 3 and up along with an outdoor playground that will be separated from the parking with fences. The center will be accepting kids from 6 weeks to 6 year old

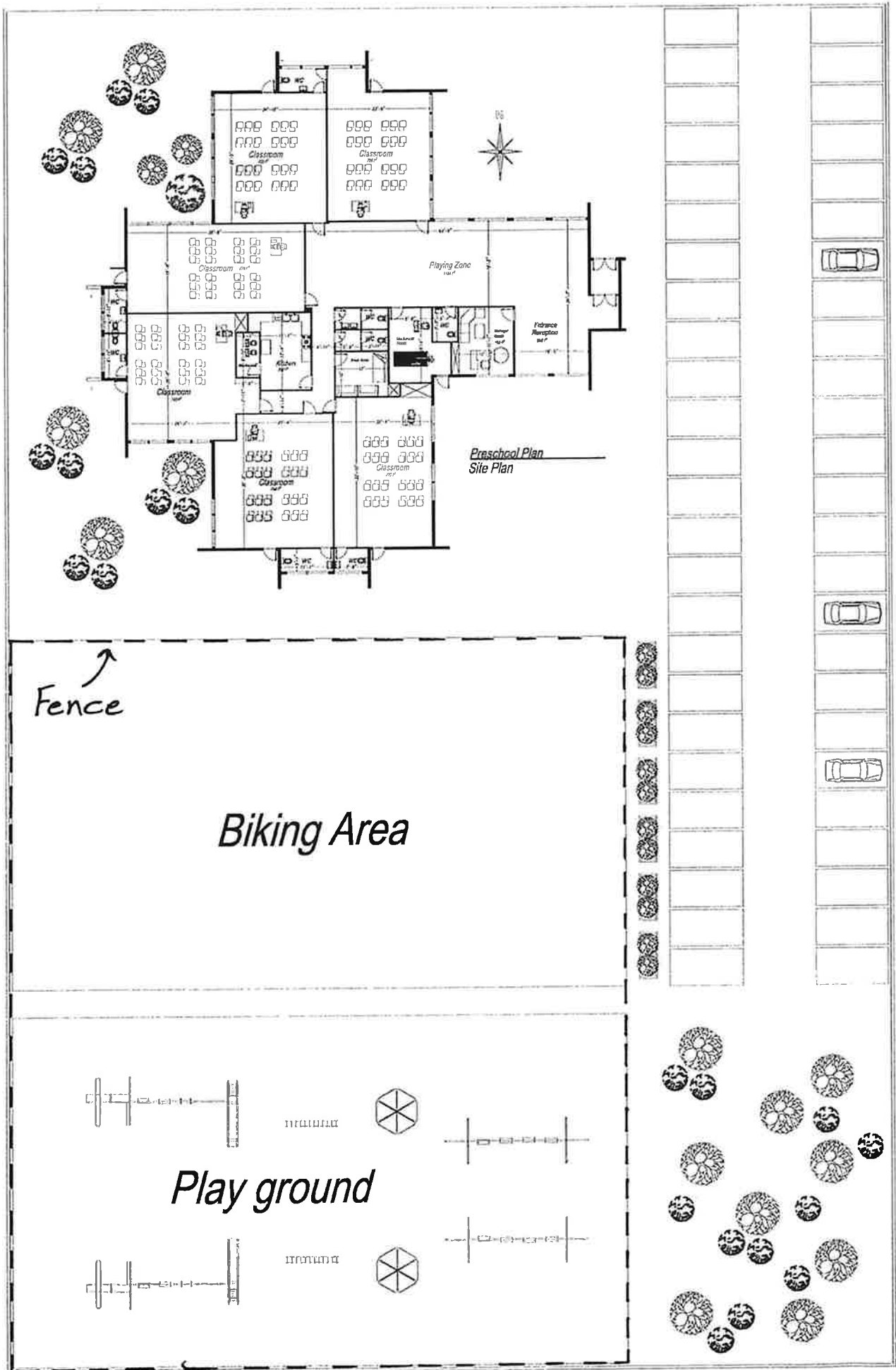
We appreciate your support and cooperation with this.

Adel Ghaffari 

12, 13, 22



Preschool Plan





2170 Pearl St. Belvidere



**Boone County
Soil & Water
Conservation District**

211. N. Appleton Road
Belvidere, IL 61008
815-544-3465 x3

14 December 2022

SWCD NRI #: 1719

Belvidere Planning Department
401 Whitney Blvd., Suite 300
Belvidere, IL 61008

Dear Sir/Madam,

A request for a Natural Resource Information Report was submitted. We will supply a written reply to your office as indicated below:

Our review does not apply in this instance.
 Other (see attached)

Location of Site: 2170 Pearl Street, Belvidere, IL 61008

PIN(S): 07-01-102-004

Contact	Petitioner	Owner
Adel Ghaffari 555 W. Kinzie St., Apt. 4002 Chicago, Illinois 60654	Same as Contact	The Board of Trustees of the University of Illinois c/o Jeffrey M. Hucek, PO Box 4595 Oak Brook, Illinois 60522
312-900-6875 Adelghafari71@yahoo.com		

Request: Allow a Daycare center in the PO district

Notes, if any: By considering the current zoning, current land use, Geographical Information Systems maps, and requested special use permit, the Boone County Soil and Water Conservation District has determined that the proposed use will have no significant impact on the natural resources on the property or surrounding area.

Sincerely,

Teagan Duffy
Boone County Soil & Water
Conservation District



Public Health
Prevent. Promote. Protect.

Boone County Health Department

1204 Logan Avenue, Belvidere, Illinois 61008
Main Office 815.544.2951 Clinic 815.544.9730 Fax 815.544.2050
www.boonehealth.org

The mission of the Boone County Health Department is to serve our community by preventing the spread of disease, promoting optimal wellness & protecting the public's health.

December 21, 2022

City of Belvidere
Community Development
Gina DelRose
401 Whitney Blvd Suite 300
Belvidere, IL 61008

Email: gdelrose@ci.belvidere.il.us

Re: Case: 2023-04; Orland Kids Academy. LLC. 2170 Pearl Street

Dear City of Belvidere,

We are in receipt of a copy of a special use to permit a daycare center at 2170 Pearl Street, Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.105(C)(2)(B)(2) Daycare Center (3+ children) and 150.904 Special Use Review and Approval Procedures) in the PO, Planned Office District on approximately 2.0 acres. PIN: 07-01-102-004.

If prepared or temperature controlled foods are served, prior to operation of the establishment a to-scale plan and a food application must be submitted to the Boone County Health Department for review. The plan review fee would be determined when menu information is submitted. Below is the county code explaining this further.

Sec. 30-35. Submission and review of plans; permits.

- (a) *Generally*, whenever a food service establishment or retail food store is constructed or extensively remodeled and whenever an existing structure is converted to use as a food service establishment, properly prepared plans and specifications for such construction, remodeling, or conversion shall be submitted to the regulatory authority for review and approval before construction, remodeling, or conversion is begun. The plans and specifications shall indicate the proposed layout, arrangement, mechanical plans, construction materials of work areas, and the type and model of proposed fixed equipment and facilities.
- (b) *Permit required*. Any business or organization desiring to operate as a food service establishment or retail food establishment must have a current food service permit.
- (c) *Plans, inspection and approval*. Before issuing a food service permit to a new establishment, plans must be submitted to and approved by the health authority. Plans submitted for review must be accompanied by the appropriate plan review fee as listed in section 38-31.

RE: Case: 2023-04; Orland Kids Academy. LLC. 2170 Pearl Street

Date: December 21, 2022

Page: 2 of 3

Food establishment classifications. All food service establishments or retail food establishments shall be categorized according to their type of operation, size of operation, and risk category of the food prepared and/or served and shall obtain a permit for the class of operation as hereinafter defined. The listing of various types of operation is not intended to be all inclusive, but typical and not limited to those mentioned. If a food establishment is not specifically listed, it shall be classified according to the class to which it most closely resembles.

- (1) *Category I High Risk Facility:* is a food establishment that presents a high relative risk of causing foodborne illness based on the large number of food handling operations typically implicated in foodborne outbreaks and/or type of population served by the facility. The following criteria shall be used to classify facilities as Category I High Risk facilities:
 - a. whenever cooling of potentially hazardous foods occurs as part of the food handling operations at the facility;
 - b. when potentially hazardous foods are prepared hot or cold and held hot or cold for more than 12 hours before serving;
 - c. if potentially hazardous foods which have been previously cooked and cooled must be reheated;
 - d. when potentially hazardous foods are prepared for off-premises service for which time-temperature requirements during transportation, holding and service are relevant;
 - e. whenever complex preparation of foods, or extensive handling of raw ingredients with hand contact for ready to eat foods, occurs as a part of the food handling operations at the facility;
 - f. if vacuum packaging and/or other forms of reduced oxygen packaging are performed at the retail level; or
 - g. whenever serving immunocompromised individuals, where these individuals compromise the majority of the consuming population.
- (2) *Category I High Risk Multi-Department Facility:* is a food establishment that presents a high relative risk of causing foodborne illness based on the large number of food handling operations typically implicated in foodborne outbreaks. These facilities have the same criteria as Category I High Risk facilities, and have 3 or more departments within their facilities which need inspection including but not limited to main grocery, bakery, deli, meat and seafood departments.
- (3) *Category II Medium Risk Facility:* is a food establishment that presents a medium risk of causing foodborne illness based upon a few food handling operations typically implicated in foodborne illness outbreaks. The following criteria shall be used to classify facilities as Category II Medium Risk facilities:

RE: Case: 2023-04; Orland Kids Academy. LLC. 2170 Pearl Street

Date: December 21, 2022

Page: 3 of 3

- a. if hot or cold foods are not maintained at that temperature for more than 12 hours and are restricted to same day service;
- b. if preparing foods for service from raw ingredients uses only minimal assembly; and
- c. foods served at an establishment that require complex preparation (whether canned, frozen, or fresh prepared) are obtained from an approved food processing plants, (high risk) food service establishments or retail food stores.

(4) *Category III Low Risk Facility*: is a food establishment that presents a low relative risk of causing foodborne illness based on few or no food handling operations typically implicated in foodborne illness outbreaks. The following criteria shall be used to classify facilities as Category III Low Risk facilities:

- a. only prepackaged foods are available or served in the facility, and any potentially hazardous foods available are commercially pre-packaged in an approved food processing plant;
- b. only limited preparation of non-potentially hazardous foods and beverages, such as snack foods and carbonated beverages occurs at the facility; or
- c. only beverages (alcoholic and non-alcoholic) are served at the facility.

If you have any questions or concerns, please contact us at (815) 544-2951 ext. 2 or at info@boonehealth.org.

Sincerely,



Amanda Mehl
Public Health Administrator
Boone County Health Department

AT

Gina Delrose

From: Mark Beck <mbeck@belviderefire.com>
Sent: Friday, December 30, 2022 8:34 PM
To: Gina Delrose
Subject: Re: request for comments 2023-04

This message originated from an **External Source**. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Gina,

Looking in the codes a sprinkler would not be needed for the location since each classroom has direct access outside. A fire alarm would be required for the building that would include an emergency voice/alarm communication system.

Mark

On Fri, Dec 16, 2022 at 3:30 PM Gina Delrose <gdelrose@ci.belvidere.il.us> wrote:

Please see attached

Gina DelRose

Community Development Planner

City of Belvidere

401 Whitney Boulevard, 61008

(o) 815-547-7177

(f) 815-547-0789

--
Mark Beck
Belvidere Fire Department
Fire Station 1: (815) 544-2735

MEMO

DATE: January 11, 2023
TO: Mayor and Members of the City Council
FROM: City of Belvidere Planning and Zoning Commission
SUBJECT: Recommendation for Case: 2023-04; Orland Kids Academy, LLC, 2170 Pearl St.

REQUEST AND LOCATION:

The applicant, Orland Kids Academy, LLC, 555 W. Kinzie Street #4002, Chicago, IL 60654 on behalf of the property owner, The Board of Trustees of the University of Illinois, PO Box 4595, Oakbrook, IL 60522 is requesting a special use to permit a daycare center at 2170 Pearl Street, Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.105(C)(2)(B)(2) Daycare Center (3+ children) and 150.904 Special Use Review and Approval Procedures) in the PO, Planned Office District on approximately 2.0 acres. The subject property is rectangular in shape, approximately 2 acres (PIN: 07-01-102-004) and developed with a vacant medical building and large parking area.

RECOMMENDATION:

The planning and zoning commission recommended the **approval** of case number **2023-04** for a special use for a daycare center at 2170 Pearl Street subject to the following conditions:

1. Substantial compliance with the site plan submitted.
2. The outdoor play area shall be separated from all vehicle traffic circulation areas by fence.
3. A fire alarm that includes an emergency voice/alarm communication system shall be installed.

Motion to approve case 2023-04; Orland Kids Academy, 2170 Pearl Street subject to the conditions as carried with a (7-0) roll call vote.

Paul Engelman, Chairman
Belvidere Planning and Zoning Commission

MEMO

DATE: January 11, 2023
TO: Mayor and Members of the City Council
FROM: City of Belvidere Planning and Zoning Commission
SUBJECT: Findings of Fact for Case: 2023-04; Orland Kids Academy, LLC, 2170 Pearl St.

REQUEST AND LOCATION:

The applicant, Orland Kids Academy, LLC, 555 W. Kinzie Street #4002, Chicago, IL 60654 on behalf of the property owner, The Board of Trustees of the University of Illinois, PO Box 4595, Oakbrook, IL 60522 is requesting a special use to permit a daycare center at 2170 Pearl Street, Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.105(C)(2)(B)(2) Daycare Center (3+ children) and 150.904 Special Use Review and Approval Procedures) in the PO, Planned Office District on approximately 2.0 acres. The subject property is rectangular in shape, approximately 2 acres (PIN: 07-01-102-004) and developed with a vacant medical building and large parking area.

FINDINGS OF FACT:

Per Section 150.904 (G) of the City of Belvidere Zoning Ordinance, the criteria for granting a Special Use Permit are as follows:

- A. Findings: The establishment, maintenance, or operation of the special use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare.**

Daycare centers are often located near commercial areas and along major thoroughfares. These locations allow for easy access for those dropping off and picking up children while commuting for work or running errands. Daycare centers typically do not participate in high risk activities or generate consistent traffic for long periods of time.

- B. Findings: The proposed special use, both its general use independent of its location and in its specific location, will not be in harmony with the purposes, goals, objectives, policies, and standards of the City of Belvidere Comprehensive Plan, this Chapter, and any other plan, program, or ordinance adopted, or under consideration pursuant to Notice of Public Hearing by the City.**

The Comprehensive Plan designates the subject property as Planned Industrial Use; this use encourages high-quality indoor manufacturing, assembly and storage uses with generous landscaping and limited signage. Daycare centers are permitted in the planned industrial district by special use. Having childcare options available near areas of employment is appealing to the workforce.

- C. Findings: The special use will not in its proposed location and as depicted on the required site plan, result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the**

provisions of this Chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to Notice of Public Hearing by the City or governmental agency having jurisdiction to guide development.

Although Pearl Street becomes more rural as it extends further south of Belvidere's corporate limits, the subject property is approximately 1,000 feet from the intersection of Grant Highway and is directly across the street from the entrance to Four Seasons Mobile Home Park. The proximity to a mix of residential and non-residential uses and a major thoroughfare makes the subject property a suitable location for drop-off and pick-up businesses such as a daycare center. There is enough open space and parking area to allow for adequate outdoor play areas for the children and parking for staff and clients.

- D. **Findings: The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property, and does maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.**

A daycare center at this location is readily accessible to those living and working in Belvidere and Boone County or commuting to neighboring municipalities. While daycare centers are a special use to ensure each site is safely accessible and has adequate amenities such as outdoor play areas, they are a special use in almost every zoning district in the City of Belvidere because they are intended to spread out all over the city with little negative impact to future development patterns and the surrounding neighborhood.

- E. **Findings: The proposed special use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvement facilities, utilities or services provided by public agencies servicing the subject property.**

The subject property is already developed with a commercial building that is served with municipal utilities.

- F. **Findings: The potential public benefits of the proposed special use does outweigh any and all potential adverse impacts of the proposed special use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.**

Daycare centers not only provide a service to those living and working within the City, but also to those commuting to other municipalities. The location of the daycare center provides easy access to those traveling along Grant Highway, whether they are leaving or coming to Belvidere.

The motion to adopt the Findings of Fact as presented by staff for case 2023-04 for a special use to permit indoor a daycare center at 2170 Pearl Street carried with a (7-0) voice vote.

Paul Engelman, Chairman
Belvidere Planning and Zoning Commission

ORDINANCE NO. 611H

**AN ORDINANCE APPROVING
A FINAL PLAT TITLED
FINAL PLAT 2 OF BELVIDERE RETAIL SUBDIVISION,
A REPLAT OF LOTS 3, 4,5 AND OUTLOT A
OF BELVIDERE RETAIL SUBDIVISION**

WHEREAS, the City of Belvidere has adopted a Subdivision Ordinance (Chapter 151 of the Belvidere Municipal Code) in accordance with the provisions of Illinois Compiled Statutes to regulate the division of land and specify the minimum requirements for public improvements on land in the City of Belvidere; and,

WHEREAS, the property owner, Belvidere Retail, LLC, 5277 Trillium Blvd, Hoffman Estates, IL 60192 has petitioned the City of Belvidere for approval of the final plat titled Final Plat 2 of Belvidere Retail Subdivision, a replat of Lots 3, 4, 5 and Outlot A of Belvidere Retail Subdivision.

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BELVIDERE, BOONE COUNTY, ILLINOIS, AS FOLLOWS:

Section 1. That the attached Final Plat titled Final Plat 2 of Belvidere Retail Subdivision, a replat of Lots 3, 4, 5 and Outlot A of Belvidere Retail Subdivision be, and is hereby approved, subject to the following conditions:

1. The replat shall be titled "Final Plat 2 of Belvidere Retail Subdivision, a replat of Lots 3, 4, 5 and Outlot A of Belvidere Retail Subdivision". All references to the plat title shall be updated.
2. The dates for the certificate blocks on Page 2 shall be updated to "2023" instead of "2022".
3. A cross-access easement will need to be provided for the right-in right-out access from Genoa Road across the front of Lots 3 and 4 in accordance with the site plan submitted for the development of Lot 3.
4. Frontier shall be listed as a grantee for the easement provisions on sheet 2.
5. "See Detail A" is noted on Lot 2 but there is no Detail A. Either Detail A shall be shown on the plat or the reference shall be removed.
6. When existing easements are referenced, the document number creating said easements shall be noted.
7. The plat shall be in compliance with all applicable codes, ordinances, and agreements

Section 2. That the Mayor and City Clerk are hereby authorized and directed to execute the plat upon presentment of a proper guarantee for the construction of the

required subdivision improvements and payment of the construction inspection fee in accordance with the Belvidere Subdivision Ordinance.

Section 3. That the City Clerk is hereby authorized and directed to cause the final plat to be recorded with the Boone County Recorder of Deeds after the plat is properly executed by all of the officers of the City of Belvidere.

Section 4. That this Ordinance shall be in full force and effect from and after its passage as provided by local law and pursuant to Illinois State Statutes. This written and foregoing Ordinance is published by authority of the corporate authorities of the City of Belvidere in pamphlet form on this date.

PASSED by the City Council of the City of Belvidere this _____ day of _____, 2023.

APPROVED by the Mayor of the City of Belvidere this _____ day of _____, 2023.

Clint Morris, Mayor

ATTEST:

Sarah Turnipseed, City Clerk

Ayes: _____ Nays: _____ Absent: _____

City Council Members Voting Aye:

City Council Members Voting Nay:

Date Published:

Sponsor: _____

CITY OF BELVIDERE

Community Development



BUILDING DEPARTMENT

PLANNING DEPARTMENT

401 WHITNEY BLVD. SUITE 300 BELVIDERE, IL 61008 * PH (815)547-7177 FAX (815)547-0789

January 3, 2023

ADVISORY REPORT

CASE NUMBER: 2023-06 **APPLICANT:** Final Plat 2 Belvidere Retail Subdivision, Replat

REQUEST:

The applicant is requesting replat approval of Lots 3, 4, 5 and Outlot A of Belvidere Retail Subdivision.

LOCATION AND DESCRIPTION OF SITE:

The subject property is north of the recently platted Crystal Parkway between Tripp and Genoa Roads. It is approximately 9 acres in size, currently vacant, but has a pending special use for a planned development on Lot 3 (see attached aerial photo). PINs: 08-06-152-004; 08-06-100-010; 07-01-276-008; 08-06-152-003 and 08-06-152-002.

BACKGROUND:

On September 6, 2022, the Belvidere City Council approved seven ordinances regarding Belvidere Retail's annexation, platting, rezoning and a special use for planned development. Since the original platting of the 7-lot subdivision, a tenant for Lot 3 has been secured. However, the tenant requires additional square-footage. This created the need to shift the interior lot lines for Lots 3, 4 and 5 plus Outlot A to provide the additional square-footage while not significantly impacting the size of the remaining lots.

The planned development for Lot 3 shows an access drive entering Lot 5 from Genoa Road and extending south through Lot 4. This access drive will function as a frontage road, similar to the access drive in the rear of Lots 3, 4 and 5. Therefore, a cross-access easement will need to be created to ensure all lots can utilize the ingress/egress in the future.

A request for comments was sent to 16 departments, agencies, or other parties. Comments received were either addressed by the applicant or have been incorporated into the recommended conditions of approval.

SUMMARY OF FINDINGS:

Provided that the suggested conditions of approval are met, the Replat of Belvidere Retail Subdivision is in conformance with the City of Belvidere's Subdivision Code and Zoning Ordinances.

2023-06; Final Plat 2 Belvidere Retail Subdivision, Replat

RECOMMENDATION:

Planning staff recommends the **approval** of the replat for Final Plat 2 Belvidere Retail Subdivision (case number **2023-06**) subject to the following conditions:

1. The replat shall be titled "Final Plat 2 of Belvidere Retail Subdivision, a replat of Lots 3, 4, 5 and Outlot A of Belvidere Retail Subdivision". All references to the plat title shall be updated.
2. The dates for the certificate blocks on Page 2 shall be updated to "2023" instead of "2022".
3. A cross-access easement will need to be provided for the right-in right-out access from Genoa Road across the front of Lots 3 and 4 in accordance with the site plan submitted for the development of Lot 3.
4. Frontier shall be listed as a grantee for the easement provisions on sheet 2.
5. "See Detail A" is noted on Lot 2 but there is no Detail A. Either Detail A shall be shown on the plat or the reference shall be removed.
6. When existing easements are referenced, the document number creating said easements shall be noted.
7. The plat shall be in compliance with all applicable codes, ordinances, and agreements

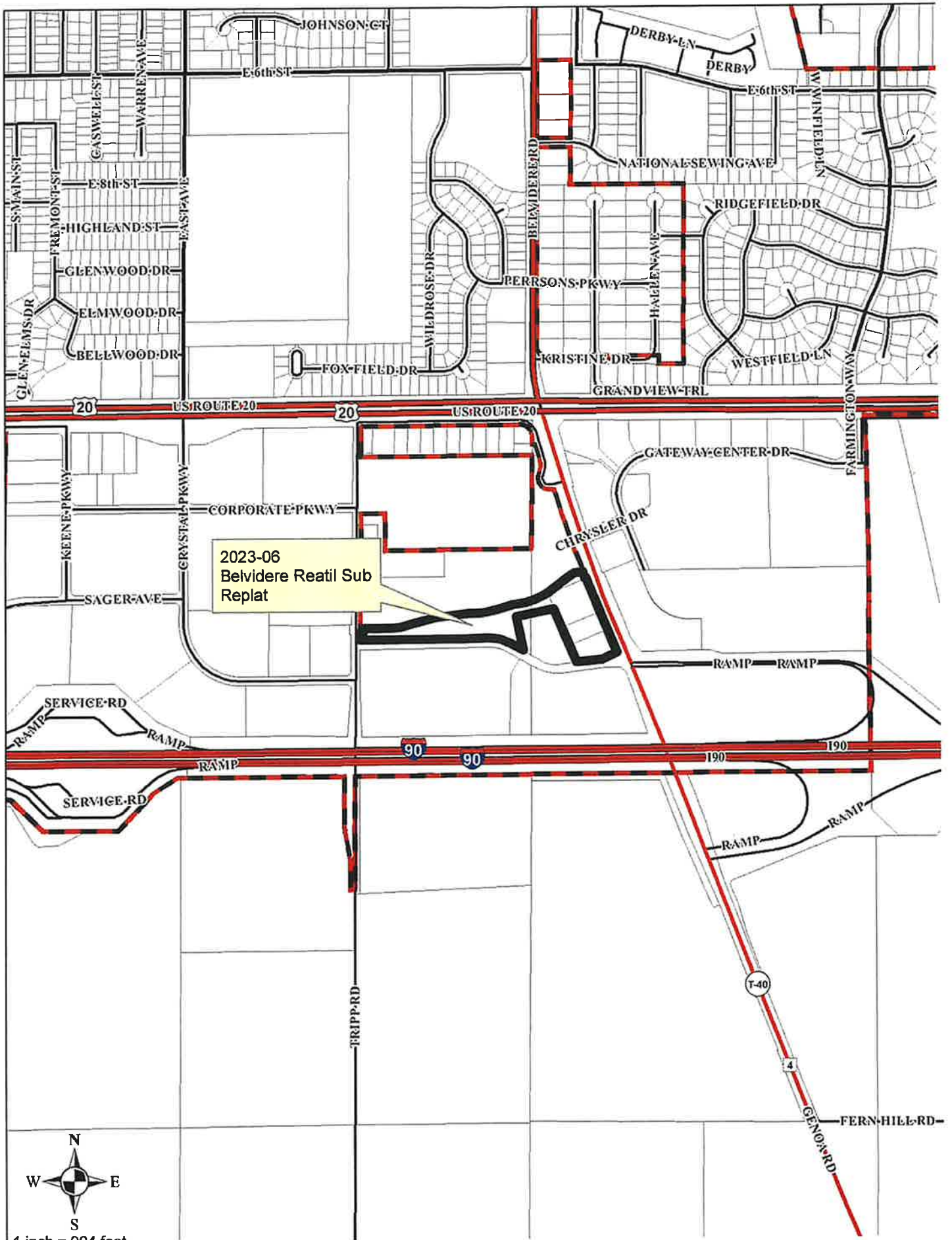
Submitted by:


Gina DelRose
Community Development Planner

2023-06; Final Plat 2 Belvidere Retail Subdivision, Replat

ATTACHMENTS

1. Location Map by Planning Staff.
2. Aerial Photo with Platting by Planning Staff.
3. Memo from Belvidere Public Works Department, Brent Anderson, December 29, 2022.
4. Letter from Hampton, Lenzi and Renwick, Inc., Christopher Olcott, December 29, 2022.
5. Replat for Belvidere Retail Subdivision by Survey-Tech, dated December 13, 2022.



2023-06
Belvidere Reatil Sub
Replat



1 inch = 904 feet



2023-06
Belvidere Reatil Sub
Replat

Memo

To: Gina DelRose, Community Development Planner
From: Brent Anderson, Director of Public Works
Date: December 29, 2022
Re: Case #2023-06; Belvidere Retail Subdivision Replat

Having reviewed the Replat, I would offer the following comments:

1. A cross-access easement will need to be provided for the right-in right-out access from Genoa Road across the front of Lots #3 and #4 in accordance to the site plan submitted for the development of Lot #3.
2. SEE DETAIL "A" is noted on Lot #2 of the Plat, but no Detail "A" is shown.
3. Frontier should be listed as a grantee for the easement provisions on sheet 2.



Hampton, Lenzini and Renwick, Inc.

Civil Engineers • Structural Engineers • Land Surveyors • Environmental Specialists
www.hlrengineering.com

December 29, 2022

Mr. Brent Anderson
Director of Public Works
City of Belvidere
401 Whitney Boulevard, Suite 200
Belvidere, Illinois 61008

Re: 2023-06; Belvidere Retail Subdivision Replat
Belvidere Retail Subdivision Unit 2
City of Belvidere
Plat of Subdivision Review

Dear Mr. Anderson:

Hampton, Lenzini and Renwick has reviewed the following item for the referenced project:

- Final Plat of "Belvidere Retail Subdivision Unit 2", prepared by Survey-Tech, dated December 13, 2022.

The following comments are offered for your consideration:

PLAT OF SUBDIVISION

1. Need to replace existing with the Document Number that created the easements.
2. No building setback lines are shown. Include setback lines for lots 3, 4 and 5.

Indicated items should be clarified or corrected and resubmitted with a comment response letter. Additional comments may be provided based on future revisions.

Yours truly,

HAMPTON, LENZINI AND RENWICK, INC.

Christopher Olcott, PE

380 Shepard Drive
1401 Timber Drive, Unit 1
Elgin, Illinois 60123-7010
Tel 847 697.6700
Fax 847 697 6753

380 N Terra Cotta Road
Unit G
Crystal Lake, Illinois 60014
Tel 847 697 6700
Fax 847 697 6753

3085 Stevenson Drive
Suite 201
Springfield, Illinois 62703
Tel 217 546.3400
Fax 217 546 8116

323 West 3rd Street
P O Box 160
Mt Carmel, Illinois 62863
Tel 618 262 8651
Fax 618 263 3327

MEMO

DATE: January 11, 2023
TO: Mayor and Members of the City Council
FROM: City of Belvidere Planning and Zoning Commission
SUBJECT: Recommendation for Case 2023-06, Final Plat 2 of Belvidere Retail Subdivision (RP)

REQUEST:

The subject property is north of the recently platted Crystal Parkway between Tripp and Genoa Roads. It is approximately 9 acres in size, currently vacant, but has a pending special use for a planned development on Lot 3 (see attached aerial photo). PINs: 08-06-152-004; 08-06-100-010; 07-01-276-008; 08-06-152-003 and 08-06-152-002.

RECOMMENDATION:

The planning and zoning commission recommended the **approval** of case number **2023-06** subject to the following conditions:

1. The replat shall be titled "Final Plat 2 of Belvidere Retail Subdivision, a replat of Lots 3, 4, 5 and Outlot A of Belvidere Retail Subdivision". All references to the plat title shall be updated.
2. The dates for the certificate blocks on Page 2 shall be updated to "2023" instead of "2022".
3. A cross-access easement will need to be provided for the right-in right-out access from Genoa Road across the front of Lots 3 and 4 in accordance with the site plan submitted for the development of Lot 3.
4. Frontier shall be listed as a grantee for the easement provisions on sheet 2.
5. "See Detail A" is noted on Lot 2 but there is no Detail A. Either Detail A shall be shown on the plat or the reference shall be removed.
6. When existing easements are referenced, the document number creating said easements shall be noted.
7. The plat shall be in compliance with all applicable codes, ordinances, and agreements

Motion to approve case 2023-06; Final Plat 2 of Belvidere Retail Subdivision (RP) subject to the conditions as presented carried with a (7-0) roll call vote.

Paul Engelman, Chairman
Belvidere Planning and Zoning Commission

ORDINANCE NO. 612H

**AN ORDINANCE GRANTING A SPECIAL USE
TO ALLOW A PLANNED DEVELOPMENT
WITHIN THE PB, PLANNED BUSINESS DISTRICT
(1874 Crystal Parkway)**

WHEREAS, The City of Belvidere has adopted Chapter 150, Zoning Ordinance in accordance with the provisions of Illinois Compiled Statutes to regulate the use of land and to specify the minimum requirements for improvements on land in the City of Belvidere; and

WHEREAS, Special Uses are certain municipal or private uses that due to their physical or operational characteristics may pose a threat to the value, use and enjoyment of adjoining property; are reviewed on a case by case basis; and are permitted only by permission of the Belvidere City Council; and,

WHEREAS, The applicant, Heartland Leaf, LLC, 200 Sheridan Road, Highland Park, IL 60035 on behalf of the property owner, Belvidere Retail, LLC, 5277 Trillium Blvd, Hoffman Estates, IL 60192 is requesting a special use to permit a planned development to construct a cannabis dispensary; and

WHEREAS, after due notice by publication pursuant to the Illinois State Statutes, the City of Belvidere Planning and Zoning Commission held a public hearing on January 10, 2023 concerning the proposed Special Use; and,

WHEREAS, the City of Belvidere Planning and Zoning Commission having examined the application and having considered the evidence, both oral and documentary and being fully advised about the premises did make findings of fact and a recommendation; and,

WHEREAS, the corporate authorities of the City considered the findings of fact and concur with the recommendation of the Planning and Zoning Commission,

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BELVIDERE, BOONE COUNTY, ILLINOIS, AS FOLLOWS:

Section 1. The foregoing recitals are incorporated herein by this reference.

Section 2. That a Special Use in the PB, Planned Business District for a planned development on the property depicted in Attachment A and legally described as:

Lot 3 of the proposed Belvidere Retail Subdivision Replat (available for review at the Community Development Department, 401 Whitney Boulevard, Suite 300, Belvidere, IL 61008 during regular business hours). PIN: 08-06-152-004 and Part of PIN: 08-06-152-003

Is hereby approved, subject to the following conditions:

1. The Planned Development shall be developed in substantial conformance with the site plan dated November 4, 2022 unless otherwise noted. (Attachment B)
2. A full final site plan shall be submitted to staff (building, public works, police, fire, planning, etc.) for review and subject to final approval prior to the issuance of building permits.
3. In addition to the cross-access easement provided on the final plat for the private driveway on Lots 3, 4 and 5, a cross-access easement will need to be provided for the right-in right-out access from Genoa Road on those same lots.
4. The southerly entrance to Lot 3 shall be removed.
5. The planned development is granting only the following flexible standards: Sections 150.105(C)(4)(B)(2) allowing for an Adult-use Cannabis Dispensing Organization; 150.105(C)(4)(G)(2)(C) allowing for the minimum setback for an accessory structure to be reduced from three feet to zero feet; 150.105(C)(4)(G)(2)(C) allowing for the minimum pavement setback to be reduced from five feet to zero feet; 150.702(J) allowing for the maximum width of the driveway to be increased from 35 feet to 42 feet; 150.702(J) allowing for the maximum flare of the driveway to be increased from 5 feet to 21 feet; 150.704(F)(8) allowing for the minimum width of parking stalls to be reduced from 10 feet to nine feet; 150.704(F)(8) allowing for the minimum width of a two-way drive aisle to be decreased from 26 feet to 25 feet; 150.707(E)(3)(A) allowing for lighting levels greater than 0.50 foot-candles at the property line (3.5 foot-candles); Table 150.1007(A)(1) allowing for the maximum square-footage of a freestanding sign to be increased from 150 square feet to 300 square feet; Table 150.1007(B)(1) allowing for the maximum allowed wall signage to be increased from 300 square feet to 600 square feet on the front and rear walls; 150.1010 allowing for off-site signage (on southeast side of property)

Section 3. That the premises shall be used in accordance with and subject to the applicable provisions of the Zoning Ordinance of the City of Belvidere and shall not be used except as may otherwise be expressly authorized by the applicable law and the special use.

Section 4. That acceptance of any of the benefits of this Special Use shall be deemed acceptance of all the terms and conditions set forth herein.

Section 5. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 6. If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

Section 7. This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

PASSED by the City Council of the City of Belvidere this ____ day of _____, 2023.

APPROVED by the Mayor of the City of Belvidere this ____ day of _____, 2023.

Clinton Morris, Mayor

ATTEST:

Sarah Turnipseed, City Clerk

Ayes: ____ Nays: ____ Absent: ____

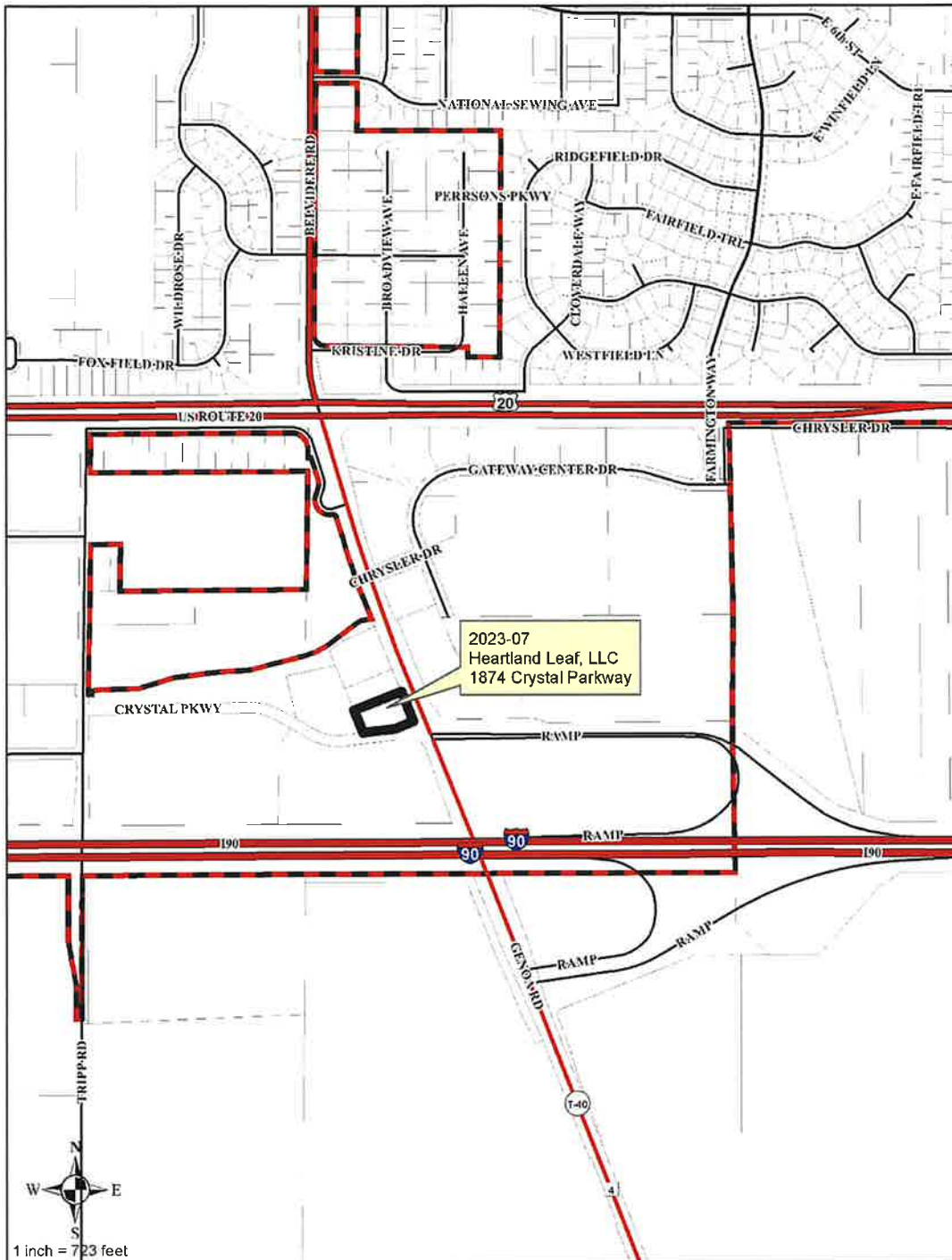
City Council Members Voting Aye: __

City Council Members Voting Nay: __

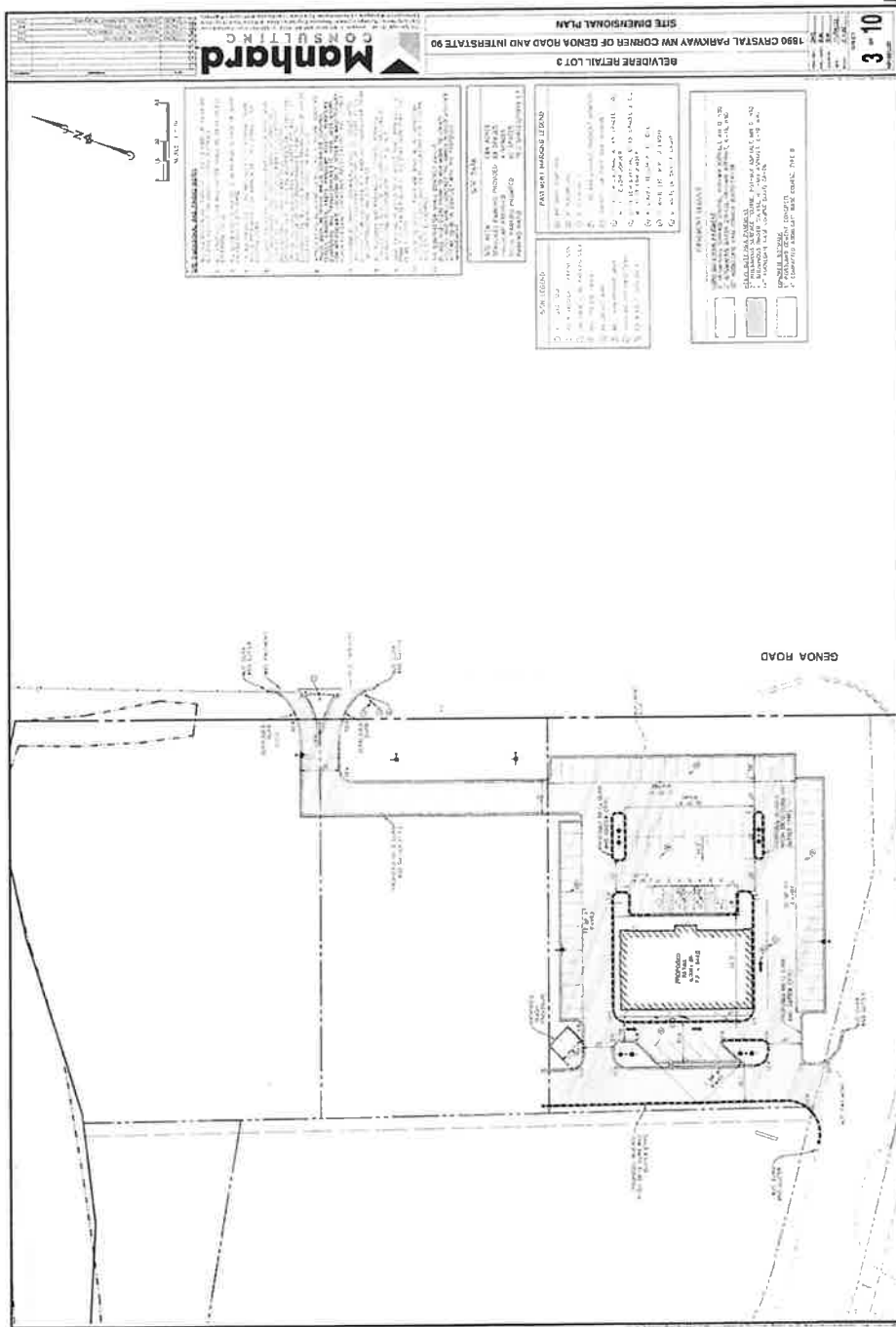
Date Published:

Sponsor: _____

ATTACHMENT A



ATTACHMENT B



CITY OF BELVIDERE

Community Development



BUILDING DEPARTMENT

PLANNING DEPARTMENT

401 WHITNEY BLVD. SUITE 300 BELVIDERE, IL 61008 * PH (815)547-7177 FAX (815)547-0789

January 3, 2022

ADVISORY REPORT

CASE NO: 2023-07

APPLICANT: Heartland Leaf, LLC, 1874 Crystal Parkway

REQUEST AND LOCATION:

The applicant, Heartland Leaf, LLC, 200 Sheridan Road, Highland Park, IL 60035 on behalf of the property owner, Belvidere Retail, LLC, 5277 Trillium Blvd, Hoffman Estates, IL 60192 is requesting a special use to permit a planned development in the PB, Planned Business District at 1874 Crystal Parkway, Belvidere, IL 61008. The planned development will allow for the following departures: Section 150.105(C)(4)(B)(2) allowing for an Adult-use Cannabis Dispensing Organization; 150.105(C)(4)(G)(2)(C) allowing for the minimum setback for an accessory structure to be reduced from three feet to zero feet; 150.105(C)(4)(G)(2)(C) allowing for the minimum pavement setback to be reduced from five feet to zero feet; 150.702(J) allowing for the maximum width of the driveway to be increased from 35 feet to 42 feet; 150.702(J) allowing for the maximum flare of the driveway to be increased from 5 feet to 21 feet; 150.704(F)(8) allowing for the minimum width of parking stalls to be reduced from 10 feet to nine feet; 150.704(F)(8) allowing for the minimum width of a two-way drive aisle to be decreased from 26 feet to 25 feet; 150.707(E)(3)(A) allowing for lighting levels greater than 0.50 foot-candles at the property line (3.5 foot-candles); Table 150.1007(A)(1) allowing for the maximum square-footage of a freestanding sign to be increased from 150 square feet to 300 square feet; Table 150.1007(B)(1) allowing for the maximum allowed wall signage to be increased from 300 square feet to 600 square feet on the front and rear walls; 150.1010 allowing for off-site signage (on southeast side of property); and 150.904 Special Use Review and Approval Procedures. The property is rectangular in shape and will encompass 1.64 acres. PIN: 08-06-152-004 and Part of PIN: 08-06-152-003

EXISTING LAND USE ON SUBJECT PROPERTY AND ADJACENT PROPERTY:

Subject property: Vacant

Adjacent property:

North, South, West: Vacant

East: Stormwater Detention Outlot

CURRENT ZONING ON SUBJECT PROPERTY AND ADJACENT PROPERTY:

Subject property: PB, Planned Business District

All Adjacent property: PB, Planned Business District

COMPREHENSIVE PLAN ON SUBJECT PROPERTY AND ADJACENT PROPERTY:

Subject property: PB, Planned Business

All Adjacent property: PB, Planned Business

BACKGROUND:

The property owner petitioned for annexation into the City of Belvidere in addition to two map amendments, a special use for a planned development on Lot 2 and the preliminary and final plats for the 7 lot, approximately 43-acre Belvidere Retail Subdivision. All seven requests were approved by the Belvidere City Council in September of 2022.

The applicant is requesting a special use for a planned development on Lot 3 of the Belvidere Retail Subdivision which is also undergoing a subdivision replat to make Lot 3 larger to better accommodate the planned development. The planned development is being requested in order to allow a cannabis dispensary to locate on the property. A total of 11 deviations are being requested. One for the dispensary land use itself and the remaining 10 are in regards to the lot development. The cannabis dispensary will be for retail purposes only, on-site consumption will not be permitted.

The deviation for the accessory structure setback is to allow the garbage enclosure to be constructed with a zero-foot setback. Since the enclosure is constructed at an angle, only a portion of it will be encroaching into the required three-foot setback. The deviation for lighting levels is due to having a lighting plan for the whole development. Although lighting levels along the exterior lot lines are much lower, levels along the interior lot lines will up to 3.5 foot-candles instead of the required 0.50 foot-candles.

Five of the deviations are in regards to the layout of the parking lot. One is to allow for the required five-foot pavement setback to be reduced to zero feet in order to allow drive aisles to connect Lots 3, 4 and 5 through a cross-access easement. Since the rear drive aisle will be acting in a similar fashion to a frontage road, the applicant is requesting that the allowable curb cut width be increased from 35 feet to 42 feet with flares increased from 5 feet up to 21 feet to accommodate the estimated traffic levels and turning movements. The applicant is also requesting that the minimum allowable parking stall size be reduced from 180 square feet to 162 square feet which will be achieved by reducing the required width of parking stalls from 10 feet to 9 feet. It is also being requested to reduce the width of some of the two-way drive aisles from 26 feet to 25 feet.

The final three deviations are in regards to signage. The applicant is requesting to have a multi-tenant off-site advertising sign so that other businesses within the subdivision may utilize it. The overall size of the sign will be increased from the allowable 150 square feet to 300 square feet. The applicant is also requesting to increase the allowable size of wall signs from 300 square feet per wall to 600 square feet per wall.

The annexation agreement for the development allows for the reduced pavement setbacks, reduced parking stall sizes and additional signage.

TREND OF DEVELOPMENT:

The property is located at the southern edge of the City, between Sager Corporate Park and Gateway Center Subdivision in the newly platted Belvidere Retail Subdivision. There is a large passenger vehicle and semi-truck fueling station being constructed to the south and several pending developments in Gateway Center Subdivision.

FLEXIBLE DEVELOPMENT STANDARDS:

According to Section 150.907 (B) (1) A. of the City of Belvidere Zoning Ordinance, new and alternative standards may be approved for a development by the city. The applicant is requesting the following standards specific to this project.

Zoning Ordinance:

- **Article I, Section 150.105(C)(4) Planned Business (B)(2) Adult-use Cannabis Dispensing Organization**

The applicant would like to operate a cannabis dispensary on the subject property. The dispensary will sell cannabis products, within the guidelines of Illinois law. There will be no on-site consumption allowed.

- **Article I, Section 150.105(C)(4) Planned Business (G)(2)(C) Minimum Setbacks**

Side lot line to Accessory Structure: 3 feet from property line, 5 feet from alley.

The applicant would like to have a portion of the garbage enclosure constructed at a zero-foot setback along the northern property line. By angling the enclosure, it will provide easier access for the garbage truck.

- **Article I, Section 150.105(C)(4) Planned Business (G)(2)(C) Minimum Setbacks**

Minimum Paved Surface Setback: 5 feet from side or rear; 10 feet from street; (driveways established prior to adoption date of this ordinance are exempt)

The applicant is requesting that the pavement setback be reduced to zero feet to accommodate the cross-access points along the northern property line. By developing Lots 3, 4 and 5 with shared cross-access easements, the amount of needed curb cuts for the development have been reduced.

- **Article I, Section 150.702(J) Width of Driveways**

Due to the cross-access easements, the rear drive aisle acts more like a frontage road instead of a parking lot entrance. The applicant is requesting that the allowable width of the driveway be increased from 35 feet to 42 feet in order to accommodate the anticipated levels of traffic and turning movements.

- **Article I, Section 150.702(J) Width of Driveways**

The applicant is requesting that the allowable maximum flare of the driveway be increased from 5 feet to 21 feet. This is being requested due to the cross-access easements causing the rear drive aisle to act more like a frontage road instead of a parking lot entrance.

- **Article I, Section 150.704 Off-Street Parking and Traffic Circulation Standards (F)(8) Parking Lot Design Standards**

The minimum width of a parking stall shall be 10 feet.

The applicant is requesting that the dimensions of a parking space be reduced from 10'x18' to 9'x18' for a total size of 162 square feet.

- **Article I, Section 150.704 Off-Street Parking and Traffic Circulation Standards (F)(8) Parking Lot Design Standards**

The minimum drive aisle width for two-way traffic shall be 26 feet.

The applicant is requesting that the northern and internal drive aisles be narrowed to 25 feet. The front and rear drive aisles under cross-access easements will meet or exceed minimum width requirements.

- **Article I, Section 150.707 Exterior Lighting Standards (E)(3)(A) Intensity of Illumination**

In no instance shall the amount of illumination attributable to exterior lighting, as measured at the property line, exceed 0.50 footcandles above ambient lighting conditions on a cloudless night.

The applicant is requesting to have lighting levels as bright as 3.5 foot-candles. The majority of the increased lighting levels will occur along the northern lot line (internal lot line in the subdivision) due to a comprehensive lighting plan for the subdivision.

- **Article I, Table 150.1007(A)(1) Freestanding Signs**

The applicant is requesting to allow for a sign on the east side of the property that is 300 square feet instead of the permitted 150 square feet. The reason for the request is so that multiple tenants within the Belvidere Retail Subdivision can advertise on the sign.

- **Article I, Table 150.1007(B)(1) Building Signs**

The applicant is requesting to allow for the total square-footage of wall signs to be increased from 300 square feet to 600 square feet. The total number of allowable signs will not increase.

- **Article I, Table 150.1010 Off-site advertising signs**

The applicant is requesting to allow a 300 square-foot freestanding sign to be constructed along Genoa Road that will advertise other tenants within the Belvidere Retail Subdivision.

FINDINGS OF FACT:

Per Section 150.904 (G) of the City of Belvidere Zoning Ordinance, the criteria for granting a Special Use (Planned Development) Permit are as follows:

- A. **Findings: The establishment, maintenance, or operation of the Planned Development will not be completely unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare.**

2023-07, Heartland Leaf, LLC, 1874 Crystal Parkway

The proposed cannabis dispensary will be the first one in Belvidere and Boone County. Due to the location's proximity to I-90, it will allow non-Belvidere residents patronizing the store more direct access, versus driving throughout the City. The parking lot contains more than four times the required parking spaces in order to accommodate the anticipated traffic the business will generate.

Other than the cannabis dispensary, the other deviations that would have the biggest impact on the community would be the increased square-footage of signage, increased lighting levels, reduced pavement setbacks and reduced square-footage of parking spaces; all of which were approved in the annexation agreement that was approved in September 2022. The freestanding sign deviations are due to the sign acting more like a subdivision tenant sign and the increased lighting levels, especially along the northern lot line is due to the subdivision having one comprehensive lighting plan. The parking spaces although narrower than what the zoning ordinance permits, meet the industry standards for more urbanized areas that tend to have more compact vehicles. The reduced pavement setbacks is so that the front and rear drive aisles can provide cross-access to adjoining lots.

The deviations for the curb cut and flares is due to the access drive being designed to function more like a frontage road than a drive aisle. However, due to this design, the southern entrance point to the parking lot is conditioned to be removed in order to not negatively impact vehicle circulation.

The deviation for the accessory building is only for a portion of the garbage enclosure since it will be constructed at an angle, allowing for easier access for the garbage trucks.

- B. Findings: The requested Planned Development, both its general use independent of its location and in its specific location, will be in harmony with the purposes, goals, objectives, policies, and standards of the City of Belvidere Comprehensive Plan, this Chapter, and any other plan, program, or ordinance adopted, or under consideration pursuant to Notice of Public Hearing by the City.**

The Comprehensive Plan adopted in 1999 shows the property as planned business. The planned development is in compliance with the Comprehensive Plan in terms of providing an indoor commercial land use with moderate landscaping, however the signage will not be moderate. Due to the location of the property and its proximity to the tollway, increased signage was an anticipated request and noted within the approved annexation agreement.

- C. Findings: The Planned Development will not in its proposed location and as depicted on the required site plan, completely result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to Notice of Public Hearing by the City or governmental agency having jurisdiction to guide development.**

The planned development is designed to provide Lots 3, 4 and 5 6 access to Crystal Parkway while also accessing Genoa Road through Lots 4 and 5. The use of cross-access easements reduces the number of curb cuts along Crystal Parkway and Genoa Road, creating a more cohesive traffic-flow throughout the subdivision. However due to the rear

drive aisle acting more like a frontage road than a drive aisle, the southerly entrance to the parking lot is conditioned to be removed so as to not negatively impact vehicle circulation.

- D. Findings:** The establishment of the Planned Development will not completely impede the normal and orderly development and improvement of surrounding property, and maintains the desired consistency of land uses, land uses intensities, and land use impacts as related to the environs of the subject property.

The layout of the planned development is designed to compliment the Belvidere Retail Subdivision with shared parking, lighting and signage. The biggest impact to the surrounding property will be the cannabis dispensary. There are numerous dispensaries in surrounding municipalities and other than increased traffic at the beginning of their operations, staff is not aware of any negative impacts the dispensaries have created.

- E. Findings:** The proposed Planned Development is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvement facilities, utilities or services provided by public agencies servicing the subject property.

As part of the subdivision and development process, utilities and adequate public infrastructure will be constructed.

- F. Findings:** The potential public benefits of the proposed Planned Development outweighs the potential adverse impacts of the proposed Planned Development after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

The cannabis dispensary land use is new to Belvidere and is located adjacent to I-90, allowing for more direct access to those patrons from neighboring communities. Staff is not aware of a significant change in crime or other public nuisances once such businesses have become established.

The majority of the other deviations are due to the subject property being developed as part of the subdivision and not an isolated lot. This provides a benefit to the other lots in the Belvidere Retail Subdivision.

SUMMARY OF FINDINGS:

The proposed cannabis dispensary will be the first one in Belvidere and Boone County. Due to the location's proximity to I-90, it will allow non-Belvidere residents patronizing the store more direct access, versus driving throughout the City. The parking lot contains more than four times the required parking spaces in order to accommodate the anticipated traffic the business will generate.

Other than the cannabis dispensary, the other deviations that would have the biggest impact on the community would be the increased square-footage of signage, increased lighting levels, reduced pavement setbacks and reduced square-footage of parking spaces; all of which were approved in the annexation agreement that was approved in September 2022.

The planned development is designed to provide Lots 3, 4 and 5 access to Crystal Parkway while also accessing Genoa Road through Lots 4 and 5. The use of cross-access easements reduces the number of curb cuts along Crystal Parkway and Genoa Road, creating a more

2023-07, Heartland Leaf, LLC, 1874 Crystal Parkway

cohesive traffic-flow throughout the subdivision. However due to the rear drive aisle acting more like a frontage road than a drive aisle, the southerly entrance to the parking lot is conditioned to be removed so as to not negatively impact vehicle circulation.

The layout of the planned development is designed to compliment the Belvidere Retail Subdivision with shared parking, lighting and signage. The biggest impact to the surrounding property will be the cannabis dispensary. There are numerous dispensaries in surrounding municipalities and other than increased traffic at the beginning of their operations, staff is not aware of any negative impacts the dispensaries have created.


The majority of the other deviations are due to the subject property being developed as part of the subdivision and not an isolated lot. This provides a benefit to the other lots in the Belvidere Retail Subdivision.

RECOMMENDATION:

Planning staff recommends the **approval** of case number **2023-07** subject to the following conditions:

1. The Planned Development shall be developed in substantial conformance with the site plan dated November 4, 2022 unless otherwise noted.
2. A full final site plan shall be submitted to staff (building, public works, police, fire, planning, etc.) for review and subject to final approval prior to the issuance of building permits.
3. In addition to the cross-access easement provided on the final plat for the private driveway on Lots 3, 4 and 5, a cross-access easement will need to be provided for the right-in right-out access from Genoa Road on those same lots.
4. The southerly entrance to Lot 3 shall be removed.
5. The planned development is granting only the following flexible standards: Sections 150.105(C)(4)(B)(2) allowing for an Adult-use Cannabis Dispensing Organization; 150.105(C)(4)(G)(2)(C) allowing for the minimum setback for an accessory structure to be reduced from three feet to zero feet; 150.105(C)(4)(G)(2)(C) allowing for the minimum pavement setback to be reduced from five feet to zero feet; 150.702(J) allowing for the maximum width of the driveway to be increased from 35 feet to 42 feet; 150.702(J) allowing for the maximum flare of the driveway to be increased from 5 feet to 21 feet; 150.704(F)(8) allowing for the minimum width of parking stalls to be reduced from 10 feet to nine feet; 150.704(F)(8) allowing for the minimum width of a two-way drive aisle to be decreased from 26 feet to 25 feet; 150.707(E)(3)(A) allowing for lighting levels greater than 0.50 foot-candles at the property line (3.5 foot-candles); Table 150.1007(A)(1) allowing for the maximum square-footage of a freestanding sign to be increased from 150 square feet to 300 square feet; Table 150.1007(B)(1) allowing for the maximum allowed wall signage to be increased from 300 square feet to 600 square feet on the front and rear walls; 150.1010 allowing for off-site signage (on southeast side of property)

Submitted by:



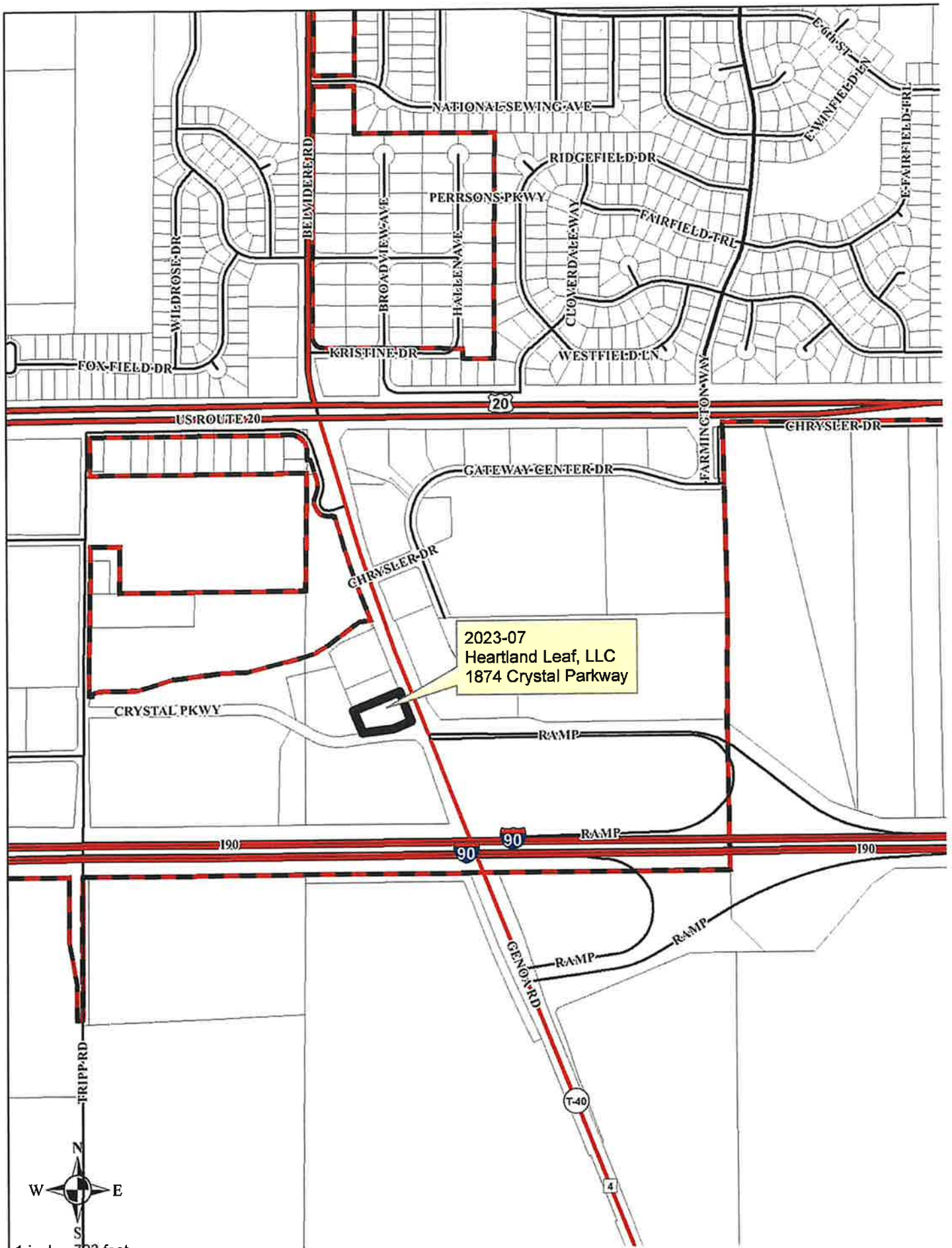
Gina DelRose,
Community Development Planner

PLANNING AND ZONING COMMISSION/CITY COUNCIL ACTION

The Planning and Zoning Commission shall make and forward findings of fact as to the compliance of the proposed planned development with the standards and make a recommendation to the City Council. The City Council shall review the findings and recommendation and may accept or reject the findings and recommendation of the Planning and Zoning Commission in whole or in part; or the City Council may refer the matter back to the Planning and Zoning Commission for further consideration. Any approval shall be considered the approval of a unique request and not be construed as precedent for any other proposed planned development.

ATTACHMENTS:

1. Location Map by Planning Staff.
2. Aerial Photo by Planning Staff.
3. Narrative as Submitted by the Applicant.
4. Site Plan Submitted by the Applicant.
5. Letter submitted by the Boone County Health Department, Amanda Mehl, December 21, 2022.
6. Memo submitted by the Belvidere Public Works Department, Brent Anderson, December 27, 2022.
7. E-mail submitted by the Belvidere Fire Department, Mark Beck, December 28, 2022.

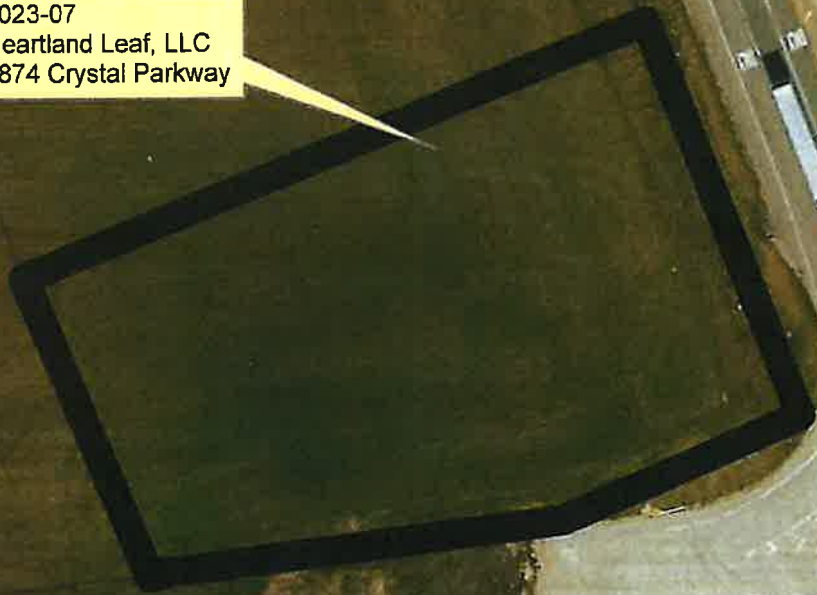


2023-07
Heartland Leaf, LLC
1874 Crystal Parkway



1 inch = 200 feet

2023-07
Heartland Leaf, LLC
1874 Crystal Parkway



CRYSTAL PKWY

GENOA RD

(COUNTY HWY 4)

RAMP

RAMP

GENOA RD

**DEVELOPMENT NARRATIVE
LOT 3 OF THE BELVIDERE RETAIL SUBDIVISION**

Belvidere Retail, LLC is proposing an Adult-Use Cannabis Dispensary Organization on the approximately 1.2-acre Lot 3 located in the Belvidere Retail Subdivision.

As part of this application, we are requesting a Special Use for a Planned Development in the PB zoning district, a Replat of the Belvidere Retail Subdivision, and a few deviations from code for the development of Lot 3. The deviation requests are as follows:

- Adult-Use Cannabis Dispensary Organization
- Accessory Structure Setback of 0' to the lot line – This is for the dumpster which was kept out of the front yard to reduce visibility and placed on an angle so trucks can access it easier.
- Pavement Setback of 0' – The 0' setback is for the ring road serving multiple lots which crosses the lot line at the front and rear of the lot.
- Curb Cut Width of 84' at the returns and 42' at the property line – The increased width is due to the curb cut being utilized for the ring road which serves multiple lots.
- Parking Stall Size of 9' wide by 18' deep for a total of 162 SF – The reduced size allows for adequate parking for improved operation of the business.
- Parking Lot Aisle Width of 25' – The reduced width of one drive aisle allows for adequate parking for improved operation of the business along with adequate maneuvering throughout the site.
- Development Sign with Offsite Signage – Multi-tenant sign is proposed to allow adequate visibility of signage from Genoa Road for future tenants within the subdivision.
- Development Sign Area of 300 SF – The increased size is due to multiple tenants on the proposed sign.
- Front and Rear Wall Signage up to 300 SF each – Wall signage is designed to provide adequate visibility for Genoa Road and Crystal Parkway traffic.
- Foot-Candles at Property Line up to 3.5 foot-candles at the interior lot line – The previous overall lighting plan was prepared for all the lots, so the interior lot lines were not considered initially.

Access for Lot 3 will be a full access from Crystal Parkway and a right-in/right-out access from Genoa Road.



Public Health
Prevent. Promote. Protect.

Boone County Health Department

1204 Logan Avenue, Belvidere, Illinois 61008
Main Office 815.544.2951 Clinic 815.544.9730 Fax 815.544.2050
www.boonehealth.org

The mission of the Boone County Health Department is to serve our community by preventing the spread of disease, promoting optimal wellness & protecting the public's health.

December 21, 2022

City of Belvidere
Community Development
Gina DelRose
401 Whitney Blvd Suite 300
Belvidere, IL 61008

Email: gdelrose@ci.belvidere.il.us

Re: Case: 2023-007: Heart Leaf, LLC, 1874 Crystal Parkway

Dear City of Belvidere,

We are in receipt of a special use request to permit a planned development in the PB, Planned Business District at 1874 Crystal Parkway, Belvidere, IL 61008.

At this time, the Boone County Health Department has no comment.

If you have any questions or concerns, please contact us at (815) 544-2951 ext. 2 or at info@boonehealth.org.

Sincerely,

Amanda Mehl
Public Health Administrator
Boone County Health Department
AT

Memo

To: Gina DeRose, Community Development Planner
From: Brent Anderson, Director of Public Works
Date: December 27, 2022
Re: Case #2023-07: Heartland Leaf, 1874 Crystal Parkway

Having reviewed the Special Use Request, I would offer the following comments:

1. Access to Lot #3 is being provided by a private driveway serving not only Lot #3 but also Lots #4, #5 and #6 and possibly additional properties to the north of this subdivision. Given the amount of potential traffic being generated by these lots, I would recommend that the southerly entrance to Lot #3 be eliminated in order to reduce future conflicts with turning movements at the intersection of the private driveway and Crystal Parkway.
2. In addition to the cross-access easement provided on the final plat for the private driveway on Lots 3, 4 and 5, a cross-access easement will need to be provided for the right-in right-out access from Genoa Road on those same lots.

Gina Delrose

From: Mark Beck <mbeck@belviderefire.com>
Sent: Wednesday, December 28, 2022 2:59 PM
To: Gina Delrose
Subject: Re: case 2023-07

This message originated from an **External Source**. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Gina,

The Fire Department is fine with the variance for the narrower aisles.

Thanks

Mark

On Mon, Dec 19, 2022 at 2:35 PM Gina Delrose <gdelrose@ci.belvidere.il.us> wrote:

Please see attached special use for comments,

Hopefully the subdivision plat will be delivered tomorrow so I can send that out for comments soon.

Gina DelRose

Community Development Planner

City of Belvidere

401 Whitney Boulevard, 61008

(o) 815-547-7177

(f) 815-547-0789

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Mark Beck

MEMO

DATE: January 11, 2023
TO: Mayor and Members of the City Council
FROM: City of Belvidere Planning and Zoning Commission
SUBJECT: Recommendation for Case: 2023-07; Heartland Leaf, LLC, 1874 Crystal Pkwy

REQUEST AND LOCATION:

The applicant, Heartland Leaf, LLC, 200 Sheridan Road, Highland Park, IL 60035 on behalf of the property owner, Belvidere Retail, LLC, 5277 Trillium Blvd, Hoffman Estates, IL 60192 is requesting a special use to permit a planned development in the PB, Planned Business District at 1874 Crystal Parkway, Belvidere, IL 61008. The planned development will allow for the following departures: Section 150.105(C)(4)(B)(2) allowing for an Adult-use Cannabis Dispensing Organization; 150.105(C)(4)(G)(2)(C) allowing for the minimum setback for an accessory structure to be reduced from three feet to zero feet; 150.105(C)(4)(G)(2)(C) allowing for the minimum pavement setback to be reduced from five feet to zero feet; 150.702(J) allowing for the maximum width of the driveway to be increased from 35 feet to 42 feet; 150.702(J) allowing for the maximum flare of the driveway to be increased from 5 feet to 21 feet; 150.704(F)(8) allowing for the minimum width of parking stalls to be reduced from 10 feet to nine feet; 150.704(F)(8) allowing for the minimum width of a two-way drive aisle to be decreased from 26 feet to 25 feet; 150.707(E)(3)(A) allowing for lighting levels greater than 0.50 foot-candles at the property line (3.5 foot-candles); Table 150.1007(A)(1) allowing for the maximum square-footage of a freestanding sign to be increased from 150 square feet to 300 square feet; Table 150.1007(B)(1) allowing for the maximum allowed wall signage to be increased from 300 square feet to 600 square feet on the front and rear walls; 150.1010 allowing for off-site signage (on southeast side of property); and 150.904 Special Use Review and Approval Procedures. The property is rectangular in shape and will encompass 1.64 acres. PIN: 08-06-152-004 and Part of PIN: 08-06-152-003

RECOMMENDATION:

The planning and zoning commission recommended the **approval** of case number **2023-07** for a special use to permit a planned development at 1874 Crystal Parkway subject to the following conditions:

1. The Planned Development shall be developed in substantial conformance with the site plan dated November 4, 2022 unless otherwise noted.
2. A full final site plan shall be submitted to staff (building, public works, police, fire, planning, etc.) for review and subject to final approval prior to the issuance of building permits.
3. In addition to the cross-access easement provided on the final plat for the private driveway on Lots 3, 4 and 5, a cross-access easement will need to be provided for the right-in right-out access from Genoa Road on those same lots.
4. The southerly entrance to Lot 3 shall be removed.

5. The planned development is granting only the following flexible standards: Sections 150.105(C)(4)(B)(2) allowing for an Adult-use Cannabis Dispensing Organization; 150.105(C)(4)(G)(2)(C) allowing for the minimum setback for an accessory structure to be reduced from three feet to zero feet; 150.105(C)(4)(G)(2)(C) allowing for the minimum pavement setback to be reduced from five feet to zero feet; 150.702(J) allowing for the maximum width of the driveway to be increased from 35 feet to 42 feet; 150.702(J) allowing for the maximum flare of the driveway to be increased from 5 feet to 21 feet; 150.704(F)(8) allowing for the minimum width of parking stalls to be reduced from 10 feet to nine feet; 150.704(F)(8) allowing for the minimum width of a two-way drive aisle to be decreased from 26 feet to 25 feet; 150.707(E)(3)(A) allowing for lighting levels greater than 0.50 foot-candles at the property line (3.5 foot-candles); Table 150.1007(A)(1) allowing for the maximum square-footage of a freestanding sign to be increased from 150 square feet to 300 square feet; Table 150.1007(B)(1) allowing for the maximum allowed wall signage to be increased from 300 square feet to 600 square feet on the front and rear walls; 150.1010 allowing for off-site signage (on southeast side of property)

Motion to approve case 2023-07; Heartland Leaf, LLC, 1874 Crystal Parkway subject to the conditions carried with a (6-0-1) roll call vote. Gnewuch abstained.

Paul Engelman, Chairman
Belvidere Planning and Zoning Commission

MEMO

DATE: January 11, 2023
TO: Mayor and Members of the City Council
FROM: City of Belvidere Planning and Zoning Commission
SUBJECT: Findings of Fact for Case: 2023-07; Heartland Leaf, LLC, 1874 Crystal Parkway

REQUEST AND LOCATION:

The applicant, Heartland Leaf, LLC, 200 Sheridan Road, Highland Park, IL 60035 on behalf of the property owner, Belvidere Retail, LLC, 5277 Trillium Blvd, Hoffman Estates, IL 60192 is requesting a special use to permit a planned development in the PB, Planned Business District at 1874 Crystal Parkway, Belvidere, IL 61008. The planned development will allow for the following departures: Section 150.105(C)(4)(B)(2) allowing for an Adult-use Cannabis Dispensing Organization; 150.105(C)(4)(G)(2)(C) allowing for the minimum setback for an accessory structure to be reduced from three feet to zero feet; 150.105(C)(4)(G)(2)(C) allowing for the minimum pavement setback to be reduced from five feet to zero feet; 150.702(J) allowing for the maximum width of the driveway to be increased from 35 feet to 42 feet; 150.702(J) allowing for the maximum flare of the driveway to be increased from 5 feet to 21 feet; 150.704(F)(8) allowing for the minimum width of parking stalls to be reduced from 10 feet to nine feet; 150.704(F)(8) allowing for the minimum width of a two-way drive aisle to be decreased from 26 feet to 25 feet; 150.707(E)(3)(A) allowing for lighting levels greater than 0.50 foot-candles at the property line (3.5 foot-candles); Table 150.1007(A)(1) allowing for the maximum square-footage of a freestanding sign to be increased from 150 square feet to 300 square feet; Table 150.1007(B)(1) allowing for the maximum allowed wall signage to be increased from 300 square feet to 600 square feet on the front and rear walls; 150.1010 allowing for off-site signage (on southeast side of property); and 150.904 Special Use Review and Approval Procedures. The property is rectangular in shape and will encompass 1.64 acres. PIN: 08-06-152-004 and Part of PIN: 08-06-152-003

FLEXIBLE DEVELOPMENT STANDARDS:

According to Section 150.907 (B) (1) A. of the City of Belvidere Zoning Ordinance, new and alternative standards may be approved for a development by the city. The applicant is requesting the following standards specific to this project.

Zoning Ordinance:

- **Article I, Section 150.105(C)(4) Planned Business (B)(2) Adult-use Cannabis Dispensing Organization**

The applicant would like to operate a cannabis dispensary on the subject property. The dispensary will sell cannabis products, within the guidelines of Illinois law. There will be no on-site consumption allowed.

- **Article I, Section 150.105(C)(4) Planned Business (G)(2)(C) Minimum Setbacks**

Side lot line to Accessory Structure: 3 feet from property line, 5 feet from alley.

The applicant would like to have a portion of the garbage enclosure constructed at a zero-foot setback along the northern property line. By angling the enclosure, it will provide easier access for the garbage truck.

- **Article I, Section 150.105(C)(4) Planned Business (G)(2)(C) Minimum Setbacks**

Minimum Paved Surface Setback: 5 feet from side or rear; 10 feet from street; (driveways established prior to adoption date of this ordinance are exempt)

The applicant is requesting that the pavement setback be reduced to zero feet to accommodate the cross-access points along the northern property line. By developing Lots 3, 4 and 5 with shared cross-access easements, the amount of needed curb cuts for the development have been reduced.

- **Article I, Section 150.702(J) Width of Driveways**

Due to the cross-access easements, the rear drive aisle acts more like a frontage road instead of a parking lot entrance. The applicant is requesting that the allowable width of the driveway be increased from 35 feet to 42 feet in order to accommodate the anticipated levels of traffic and turning movements.

- **Article I, Section 150.702(J) Width of Driveways**

The applicant is requesting that the allowable maximum flare of the driveway be increased from 5 feet to 21 feet. This is being requested due to the cross-access easements causing the rear drive aisle to act more like a frontage road instead of a parking lot entrance.

- **Article I, Section 150.704 Off-Street Parking and Traffic Circulation Standards (F)(8) Parking Lot Design Standards**

The minimum width of a parking stall shall be 10 feet.

The applicant is requesting that the dimensions of a parking space be reduced from 10'x18' to 9'x18' for a total size of 162 square feet.

- **Article I, Section 150.704 Off-Street Parking and Traffic Circulation Standards (F)(8) Parking Lot Design Standards**

The minimum drive aisle width for two-way traffic shall be 26 feet.

The applicant is requesting that the northern and internal drive aisles be narrowed to 25 feet. The front and rear drive aisles under cross-access easements will meet or exceed minimum width requirements.

- **Article I, Section 150.707 Exterior Lighting Standards (E)(3)(A) Intensity of Illumination**

In no instance shall the amount of illumination attributable to exterior lighting, as measured at the property line, exceed 0.50 footcandles above ambient lighting conditions on a cloudless night.

The applicant is requesting to have lighting levels as bright as 3.5 foot-candles. The majority of the increased lighting levels will occur along the northern lot line (internal lot line in the subdivision) due to a comprehensive lighting plan for the subdivision.

• **Article I, Table 150.1007(A)(1) Freestanding Signs**

The applicant is requesting to allow for a sign on the east side of the property that is 300 square feet instead of the permitted 150 square feet. The reason for the request is so that multiple tenants within the Belvidere Retail Subdivision can advertise on the sign.

• **Article I, Table 150.1007(B)(1) Building Signs**

The applicant is requesting to allow for the total square-footage of wall signs to be increased from 300 square feet to 600 square feet. The total number of allowable signs will not increase.

• **Article I, Table 150.1010 Off-site advertising signs**

The applicant is requesting to allow a 300 square-foot freestanding sign to be constructed along Genoa Road that will advertise other tenants within the Belvidere Retail Subdivision.

FINDINGS OF FACT:

Per Section 150.904 (G) of the City of Belvidere Zoning Ordinance, the criteria for granting a Special Use (Planned Development) Permit are as follows:

A. Findings: The establishment, maintenance, or operation of the Planned Development will not be completely unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare.

The proposed cannabis dispensary will be the first one in Belvidere and Boone County. Due to the location’s proximity to I-90, it will allow non-Belvidere residents patronizing the store more direct access, versus driving throughout the City. The parking lot contains more than four times the required parking spaces in order to accommodate the anticipated traffic the business will generate.

Other than the cannabis dispensary, the other deviations that would have the biggest impact on the community would be the increased square-footage of signage, increased lighting levels, reduced pavement setbacks and reduced square-footage of parking spaces; all of which were approved in the annexation agreement that was approved in September 2022. The freestanding sign deviations are due to the sign acting more like a subdivision tenant sign and the increased lighting levels, especially along the northern lot line is due to the subdivision having one comprehensive lighting plan. The parking spaces although narrower than what the zoning ordinance permits, meet the industry standards for more urbanized areas that tend to have more compact vehicles. The reduced pavement setbacks is so that the front and rear drive aisles can provide cross-access to adjoining lots.

The deviations for the curb cut and flares is due to the access drive being designed to function more like a frontage road than a drive aisle. However, due to this design, the

southern entrance point to the parking lot is conditioned to be removed in order to not negatively impact vehicle circulation.

The deviation for the accessory building is only for a portion of the garbage enclosure since it will be constructed at an angle, allowing for easier access for the garbage trucks.

- B. Findings:** The requested Planned Development, both its general use independent of its location and in its specific location, will be in harmony with the purposes, goals, objectives, policies, and standards of the City of Belvidere Comprehensive Plan, this Chapter, and any other plan, program, or ordinance adopted, or under consideration pursuant to Notice of Public Hearing by the City.

The Comprehensive Plan adopted in 1999 shows the property as planned business. The planned development is in compliance with the Comprehensive Plan in terms of providing an indoor commercial land use with moderate landscaping, however the signage will not be moderate. Due to the location of the property and its proximity to the tollway, increased signage was an anticipated request and noted within the approved annexation agreement.

- C. Findings:** The Planned Development will not in its proposed location and as depicted on the required site plan, completely result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to Notice of Public Hearing by the City or governmental agency having jurisdiction to guide development.

The planned development is designed to provide Lots 3, 4 and 5 6 access to Crystal Parkway while also accessing Genoa Road through Lots 4 and 5. The use of cross-access easements reduces the number of curb cuts along Crystal Parkway and Genoa Road, creating a more cohesive traffic-flow throughout the subdivision. However due to the rear drive aisle acting more like a frontage road than a drive aisle, the southerly entrance to the parking lot is conditioned to be removed so as to not negatively impact vehicle circulation.

- D. Findings:** The establishment of the Planned Development will not completely impede the normal and orderly development and improvement of surrounding property, and maintains the desired consistency of land uses, land uses intensities, and land use impacts as related to the environs of the subject property.

The layout of the planned development is designed to compliment the Belvidere Retail Subdivision with shared parking, lighting and signage. The biggest impact to the surrounding property will be the cannabis dispensary. There are numerous dispensaries in surrounding municipalities and other than increased traffic at the beginning of their operations, staff is not aware of any negative impacts the dispensaries have created.

- E. Findings:** The proposed Planned Development is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvement facilities, utilities or services provided by public agencies servicing the subject property.

As part of the subdivision and development process, utilities and adequate public infrastructure will be constructed.

- F. **Findings:** The potential public benefits of the proposed Planned Development outweighs the potential adverse impacts of the proposed Planned Development after taking into consideration the Applicant’s proposal and any requirements recommended by the Applicant to ameliorate such impacts.

The cannabis dispensary land use is new to Belvidere and is located adjacent to I-90, allowing for more direct access to those patrons from neighboring communities. Staff is not aware of a significant change in crime or other public nuisances once such businesses have become established.

The majority of the other deviations are due to the subject property being developed as part of the subdivision and not an isolated lot. This provides a benefit to the other lots in the Belvidere Retail Subdivision.

The motion to adopt the Findings of Fact as presented by staff for case 2023-07 for a special use to permit a planned development at 1874 Crystal Parkway carried with a (6-0-1) roll call vote. Gnewuch abstained.

Paul Engelman, Chairman
Belvidere Planning and Zoning Commission

FOR INFORMATION ONLY



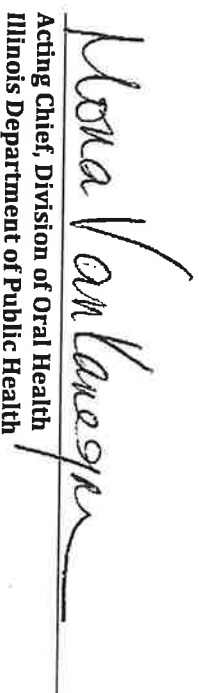
Awards this certificate of commendation to

Belvidere Water Department

in recognition of achieving the highest standard of compliance
in accordance with the Illinois Fluoridation Act

2019-2021

By the Division of Oral Health
and
Illinois Environmental Protection Agency
Division of Water. Public Water Supplies


Acting Chief, Division of Oral Health
Illinois Department of Public Health




Manager, Public Water Supplies
Illinois Environmental Protection Agency