

**CITY OF BELVIDERE
PLANNING AND ZONING COMMISSION AGENDA
Tuesday, March 8, 2022
City Council Chambers
401 Whitney Boulevard
6:00 pm**

ROLL CALL

Members:

Paul Engelman, CHM
Daniel Druckrey, VCHM
Carl Gnewuch
Robert Cantrell
Art Hyland
Alissa Maher

Staff:

Gina DelRose, Community Development Planner
Cathy Crawford, Administrative Assistant

MINUTES: Approve the minutes of the December 14, 2022 meeting.

PUBLIC COMMENT:

UNFINISHED BUSINESS: None.

NEW BUSINESS:

2022-01: Crombie; 996 Belvidere Road (SU): Application of Ryan Crombie on behalf of the property owner, LHC Properties, LLC, 992 Belvidere Road, Belvidere, IL 61008 for a special use to permit indoor commercial entertainment to operate an arcade including but not limited to video games, arcade games, video gaming and serving of alcohol at 996 Belvidere Road, Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.105(C)(4)(B)(2) Indoor Commercial Entertainment and 150.904 Special Use Review and Approval Procedures) in the PB, Planned Business District on 1.3 acres (PIN: 06-31-151-003).

Staff (Approval); PZC (); CC-1 (); CC-2 ()

2022-02: Oakbrook Woods Plat 5 (RP): Application for replat approval of the one-lot subdivision named Oakbrook Woods Plat 5. The subject property is southeast of West Chrysler Drive and South Appleton Road. PINs: 07-02-151-020 and 07-02-151-021.

Staff (Approval); PZC (); CC-1 (); CC-2 ()

2022-03: MNC Group, LLC, 6853 Indy Dr. (SU): Application of MNC Group LLC, 5022 Newburg Rd, Belvidere, on behalf of the property owner, Mike Culic, 6755 Samantha Ln, Rockford, IL for special uses to permit indoor sales or service, off-site parking lot and vehicle repair and maintenance at 6853 Indy Drive, Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.105(C)(7)(B)(2) Indoor Sales or Service, 150.105(C)(7)(B)(2) Off-site Parking Lot, (150.105(C)(7)(B)(2) Vehicle Repair and Maintenance and 150.904 Special Use Review and Approval Procedures) in the PI, Planned Industrial District on 8.4 acres (PIN: 05-33-100-023)

Staff (Approval); PZC (); CC-1 (); CC-2 ()

OTHER BUSINESS:

DISCUSSION:

Staff report

ADJOURNMENT

**CITY OF BELVIDERE
PLANNING AND ZONING COMMISSION**

Minutes

Tuesday December 14, 2021

City Council Chambers

401 Whitney Boulevard

6:00 pm

ROLL CALL

Members Present:

Paul Engelman, Chair
Carl Gnewuch
Alissa Maher
Andrew Racz
Art Hyland
Robert Cantrell

Staff Present:

Gina DelRose, Community Development Planner
Catherine Crawford, Administrative Assistant
Mike Drella, City Attorney

Members Absent:

Daniel Druckrey, Vice-Chair

The meeting was called to order at 6:00 p.m.

MINUTES: It was moved and seconded (Racz/Cantrell) to approve the minutes of the November 9, 2021 meeting. The motion carried with a 6-0 roll call vote.

PUBLIC COMMENT: None

UNFINISHED BUSINESS:

Mike Drella stated it has been requested to continue Cases 2021-16, 2021-17, 2021-18, and 2021-19 until January 11, 2022.

2021-16: Busch, I-90/Tripp Road/Genoa Road (MA) Application of property owner Donald K. Busch, Sr., 7301 West Ridge Lane, Cherry Valley, IL 61016 for a map amendment (rezoning) north of Interstate 90 between Tripp and Genoa Roads, Belvidere, IL 61008 from RH, Rural Holding District (pending annexation) to PB, Planned Business District pursuant to the Belvidere Zoning Ordinance Section 150.903 Amendment to Official Zoning Map. PINs: 07-01-276-004 and 08-06-100-003.

2021-17: OM Belvidere Group, LLC, Genoa Road/Crystal Parkway (SU): Application of OM Belvidere Group, LLC, 5277 Trillium Boulevard, Hoffman Estates, IL 60192 on behalf of the property owner, Donald K. Busch, Sr., 923 Logan Avenue, Belvidere, IL 61008 for a special use to permit a planned development in the PB, Planned Business District (pending rezoning approval) at the southwest corner of Genoa Road and Crystal Parkway, Belvidere, IL 61008. The planned development will allow for the following departures: Sections 150.105(C)(4)(B)(2) allowing for in-vehicle sales or service and indoor commercial entertainment (fueling station, drive-

through lanes and video gaming), 150.105(C)(4)(C)(2) allowing for signage above the peak of a roof (fueling station canopy), 150.702(J) allowing for access drives to be wider than 35 feet and flares greater than five feet (up to 50 feet wide with larger flares), 150.704(F)(7) allowing for parking spaces smaller than 180 square feet (162 square feet), 150.707(3)(A) allowing for lighting levels greater than 0.50 foot-candles at the property line (6.5 foot-candles), Table 150.1007(A)(1) allowing for a sign greater than 40 feet tall and 150 square feet (100 feet tall, 866 square feet in size on south side of property), Table 150.1007(A)(1) allowing for a sign greater than 150 square feet (250 square feet on north side of property), Table 150.1007(B)(1) allowing for more than two signs per wall (4 signs per wall), 150.1010 allowing for off-site signage (on south side of property), 150.1012(A)(1) allowing a mural (on fueling station), and 150.904 Special Use Review and Approval Procedures). The planned development is being requested in order to construct a fueling center with drive-through restaurants, video gaming and a mural on proposed Lot 1 of the preliminary plat of Busch Business Park. Parts of PINs: 08-06-100-003 and 07-01-276-001.

2021-18: Busch Business Park (PP) Application of Donald K. Busch for preliminary plat approval for Busch Business Park Subdivision. The plat consists of 9 lots comprised of approximately 60 acres. PINs: 08-06-100-003 and 07-01-276-001.

2021-19: Busch Business Park (FP): Application of Donald K. Busch for final plat approval for Busch Business Park Subdivision. The plat consists of 9 lots comprised of approximately 60 acres. PINs: 08-06-100-003 and 07-01-276-001.

It was moved and seconded (Maher/Hyland) to continue cases 2021-16, 2021-17, 2021-18 and 2021-19 until January 11, 2022. The motion carried with a 6-0 roll call vote.

NEW BUSINESS:

2021-26: ACJA Enterprises, LLC (SU): Application of property owner, ACJA Enterprises, LLC (Kevin Bunge), 700 West Locust Street, Belvidere, IL 61008 for a special use for outdoor storage at 1930-1960 West Chrysler Drive within the PI, Planned Industrial District (Belvidere Zoning Ordinance Sections 150.106(C)(7)(C)(2) and 150.904 Special Use Review and Approval Procedures). The outdoor storage will be an accessory use to a previously approved personal storage facility.

The public hearing was opened at 6:04 p.m.

Gina DelRose was sworn in. Ms. DelRose stated the case was published in the Boone County Journal on November 25, 2021 and that certified mail notifications were sent to property owners within 250 feet of the subject property on November 22, 2021.

Gina DelRose summarized the staff report dated December 2, 2021. Ms. DelRose said the subject property is part of the Oakbrook Woods Plat 3 Subdivision and was rezoned to industrial in 1994 and platted in 2000. The property is bounded by the Tollway to the south, South Appleton Road to the west, the residential portion of Oakbrook Woods to the east and by a vacant field to the north. There is a self-storage facility within 500 feet of the property. The tollway frontage road off of West Chrysler Drive provides the only access to the site. Due to this access and the nearby residential subdivision, the site is more appropriate for a low-intensity use.

In 2018 the applicant was granted a special use for self-storage buildings per Ordinance 398H. The special use conditions included replatting the two lots into one and vacating and reconfiguring the interior easements prior to issuance of building permits.

The applicant is requesting to allow for outdoor storage of items such as boats, campers and other recreational vehicles. Since outdoor storage is considered an accessory use in the Planned Industrial District, it cannot occur until the primary use is operational. According to the narrative and site plan, the outdoor storage will be located in the center of the lot. The self-storage buildings located along the perimeter of the lot will screen the outdoor storage area until such time as it is discontinued to allow for the remainder of the lot to be developed with other self-storage buildings.

A dense row of landscaping is required to help buffer the adjacent residential properties from the storage areas. Self-storage and recreational vehicle storage typically do not create a nuisance to nearby residences.

The planning staff recommends approval of the request subject to the following conditions:

1. The outdoor storage area shall be in substantial conformance with the site plan submitted.
2. The outdoor storage area shall not be utilized until the self-storage buildings are constructed.
3. Items such as, but not limited to, boats, trailers, campers and recreational vehicles can be stored onsite. Storage of aggregate, recyclable materials, etc. is not permitted.

The Chair invited questions for the staff.

Carl Gnewuch asked for clarification of the required landscaping.

Gina DelRose said the previous special use site plan had plantings on the east and north side. The proposed use will be an accessory use and will not be utilized until the primary use, the self-storage buildings, are constructed; they will screen the outdoor storage.

Carl Gnewuch asked if there will be a fence.

Gina DelRose said yes, for security reasons there will be a fence.

Robert Cantrell asked for clarification of the proposed lighting.

Gina DelRose said 0.5 foot-candles at the perimeter of the lot is required and the lighting will not exceed that level.

Paul Engelman asked for particulars regarding the fencing.

Gina DelRose stated the site will be allowed to construct a fence up to eight feet and security fencing will be utilized.

Carl Gnewuch asked if the plantings will be inside or outside the fence.

Gina DelRose stated that typically plantings are done on the outside.

The Chair invited questions from the public for the staff.

Mayor Clint Morris asked if security cameras will be present.

Gina DelRose stated security cameras are customary and she will allow the applicant to answer the question.

The applicant's representative Robert Tumminaro was sworn in. Mr. Tumminaro summarized the proposed phases of construction and addressed the findings of fact. Mr. Tumminaro said that the outdoor storage phase of the project will eventually be phased out as the remaining self-storage buildings are completed.

Mr Tumminaro stated the proposed plantings will be located on the outside of the fencing and security cameras will be trained inside the facility and at the entrance.

The Chair invited questions for the applicant.

Carl Gnewuch asked if any other services will be provided to the vehicles parked at the facility, such as washing or maintenance.

Robert Tumminaro said no.

Carl Gnewuch asked if the security cameras will be placed facing the residential neighborhood.

Robert Tumminaro said the cameras at the entrance may incidentally pick up images on the road, but would be placed there for the security of the facility.

Paul Engelman asked if the applicant had any concerns regarding the proposed conditions.

Robert Tumminaro said no.

Mayor Morris asked if there is a set timetable for the construction of the building phases.

Robert Tumminaro said no, there is no set timetable. The plan is to eventually fill the outdoor storage area with self-storage buildings.

The public hearing closed at 6:25 p.m.

It was moved and seconded (Hyland/Racz) to accept the findings of fact as presented by staff. The motion carried with a 6-0 roll call vote.

It was moved and seconded (Maher/Cantrell) to recommend approval of case 2021-26 subject to the conditions as presented. The motion carried with a 6-0 roll call vote.

Gina DelRose stated the case would go before the City Council on December 20, 2021 and for a second reading and final vote on January 3, 2022.

OTHER BUSINESS:

DISCUSSION:

Staff Report

Gina DelRose there will be no cases before the commission in January, 2022.

It was moved and seconded (Maher/Gnewuch) to reconsider the vote to continue cases 2021-16, 2021-17, 2021-18 and 2021-19 to January 11, 2021. The motion carried with a 6-0 voice vote.

It was moved and seconded to continue cases 2021-16, 2021-17, 2021-18 and 2021-19 to the February 8, 2022 meeting of the Planning and Zoning Commission. The motion carried with a 6-0 voice vote.

Paul Engelman asked if there were any updates on the Comprehensive Plan.

Gina DelRose stated there were none.

ADJOURNMENT:

The meeting adjourned at 6:30 p.m.

Recorded by:

Reviewed by:

Cathy Crawford
Administrative Assistant

Gina DelRose
Community Development Planner

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

February 25, 2022

ADVISORY REPORT

CASE NO: 2022-01

APPLICANT: Crombie, 996 Belvidere Road

REQUEST AND LOCATION:

The applicant, Ryan Crombie on behalf of the property owner, LHC Properties, LLC, 992 Belvidere Road, Belvidere, IL 61008 is requesting a special use to permit indoor commercial entertainment to operate an arcade including but not limited to video games, arcade games, video gaming and serving of alcohol at 996 Belvidere Road, Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.105(C)(4)(B)(2) Indoor Commercial Entertainment and 150.904 Special Use Review and Approval Procedures) in the PB, Planned Business District on 1.3 acres (PIN: 06-31-151-003). The property is developed with a 18,350 square-foot two-story multi-tenant building and parking area.

EXISTING LAND USE:

Subject property: Multi-tenant building

Adjacent property:

North and East: Vacant

South: Gas Station and Multi-family Residential

West: Immanuel Lutheran Church and School

CURRENT ZONING:

Subject property: PB, Planned Business District

Adjacent property:

North and East: PB, Planned Business District

South: PB, Planned Business District and SR-4, Single-family Residential-4 District

West: SR-3, Single-family Residential-3 District and I, Institutional District

COMPREHENSIVE PLAN:

Subject property: GB, General Business

Adjacent property:

North, South, and East: GB, General Business

West: I, Institutional

BACKGROUND:

The property is part of the Logan Square Subdivision platted in 2003. The two-story building was constructed in 2004. There is an insurance agency, office space, frozen yogurt store and a

bar with video gaming. The special use request is for the tenant space formerly occupied by Anytime Fitness.

The existing parking lot has 74 parking spaces for all the tenants to share. Peak hours for indoor commercial land uses are often later in the day when businesses such as the insurance agency and office space will be closed. Alternating peak business times lessen the need for additional parking.

The proposed business would operate similar to an arcade and offer various games to play in addition to pool tables, golf simulators, etc. Alcohol would be served on the premises which would allow for video gaming in the future if available. Indoor commercial entertainment also allows for other land uses such as: roller rinks, bowling alleys, theaters, live music, etc.

The Zoning Ordinance was updated in 2006 requiring a special use for Indoor Commercial Entertainment. Bars and taverns that were in existence prior to that date have been considered "grandfathered" for the bar use. In 2013, Illinois State Law allowed municipalities to determine that video gaming would be permitted within their jurisdiction. The State limits the number of machines to six per establishment and every establishment must have a liquor license that allows for the pouring of alcohol (except for those that qualify as a truck stop). In 2013, Belvidere voted to allow video gaming and in 2020, the City Council voted to increase the limit on the number of gaming establishments from 30 to 40. The applicant is aware that granting the special use does not guarantee them a license.

TREND OF DEVELOPMENT:

The subject property is located along Belvidere Road in a primarily commercial and institutional area with limited multi-family residential. Belvidere Road is a commercial thoroughfare that becomes Bypass 20 to the north.

COMPREHENSIVE PLAN:

The subject property is designated as "General Business" by the City of Belvidere Comprehensive Plan, adopted July 15, 1999. The General Business map category encourages indoor commercial, office, institutional, and controlled outdoor display land uses, with moderate landscaping and signage. All of the properties adjacent to 976 Belvidere Road are either designated "General Business" or "Institutional" by the Comprehensive Plan.

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.**

The requested special use is for indoor commercial entertainment to allow an arcade-style business that would include, but not be limited to, arcade games, pool tables, golf simulators, etc. Alcohol would be served on the premises which would allow for video gaming in the future if available.

The property is located in the Planned Business District where businesses that serve alcohol and have video gaming machines have developed including the subject property and the multi-tenant building to the north.

In addition to indoor commercial entertainment, the subject property, along with nearby properties, has several other commercial uses. These uses have varied peak operating hours, lessening the burden on the parking and vehicle circulation. The addition of the business is not anticipated to negatively impact nearby development.

- B. **Findings:** The proposed special use, 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 shows the property and most adjacent properties as general business. Food establishments, bars/taverns and arcades are considered appropriate uses in the general business category. The general business district encourages indoor commercial, office, institutional, and controlled outdoor display land uses, with moderate landscaping and signage.

- 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.

The planning staff is not aware of any negative issues that similar developments have caused to surrounding properties. The special use will be in compliance with the Comprehensive Plan; the site will be required to be in conformance with the requirements of the City of Belvidere's Zoning Ordinance.

Access to the property is from a private road that connects to both Logan Avenue and East Sixth Street. The closest residence is approximately 250 feet away and is also accessed by East Sixth Street; Sixth Street is a controlled intersection and can accommodate the traffic.

- D. **Findings:** The establishment of the special use 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.

The establishment will add to the mix of land uses within the area. There is adequate parking and vehicle access to the property. The planning staff does not anticipate that this special use will deter development when previous businesses have not.

The nearby residential property is developed with multi-family housing. Multi-family land uses are often located adjacent to commercial and industrial developments and act as a buffer to single family residential neighborhoods.

- 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 developed with a multi-tenant building and is served with municipal utilities.

- F. **Findings:** The potential public benefit of the proposed special use outweighs 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.

The nearest residences, churches, and schools are at a distance that provides an adequate buffer to a business that has later hours and entertainment factors. Although indoor commercial entertainment was a classification created by the adoption of the City's 2006 Zoning Ordinance, in 2013 the City ruled that the video gaming machines could also locate within the Planned Business District with a special use.

SUMMARY OF FINDINGS:

The requested special use is for indoor commercial entertainment to allow an arcade-style business that would include, but not be limited to, arcade games, pool tables, golf simulators, etc. Alcohol would be served on the premises which would allow for video gaming in the future if available.

In addition to indoor commercial entertainment, the subject property, along with nearby properties, has several other commercial uses. These uses have varied peak operating hours, lessening the burden on the parking and vehicle circulation. The addition of the business is not anticipated to negatively impact nearby development.

The planning staff is not aware of any negative issues that similar developments have caused to surrounding properties. The special use will be in compliance with the Comprehensive Plan; the site will be required to be in conformance with the requirements of the City of Belvidere's Zoning Ordinance.

The establishment will add to the mix of land uses within the area. There is adequate parking and vehicle access to the property. The planning staff does not anticipate that this special use will deter development when previous businesses have not.

The nearby residential property is developed with multi-family housing. Multi-family land uses are often located adjacent to commercial and industrial developments and act as a buffer to single family residential neighborhoods.

The nearest residences, churches, and schools are at a distance that provides an adequate buffer to a business that has later hours and entertainment factors. Although indoor commercial entertainment was a classification created by the adoption of the City's 2006 Zoning Ordinance, in 2013 the City ruled that the video gaming machines could also locate within the Planned Business District with a special use.

RECOMMENDATION:

The planning staff recommends the **approval** of case number **2022-01** for a special use at 996 Belvidere Road subject to the following condition:

1. The special use is only for the tenant spaces commonly known as 994, 996 and 998 Belvidere Road.
2. Open alcohol is prohibited outside the premises unless otherwise permitted.

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.

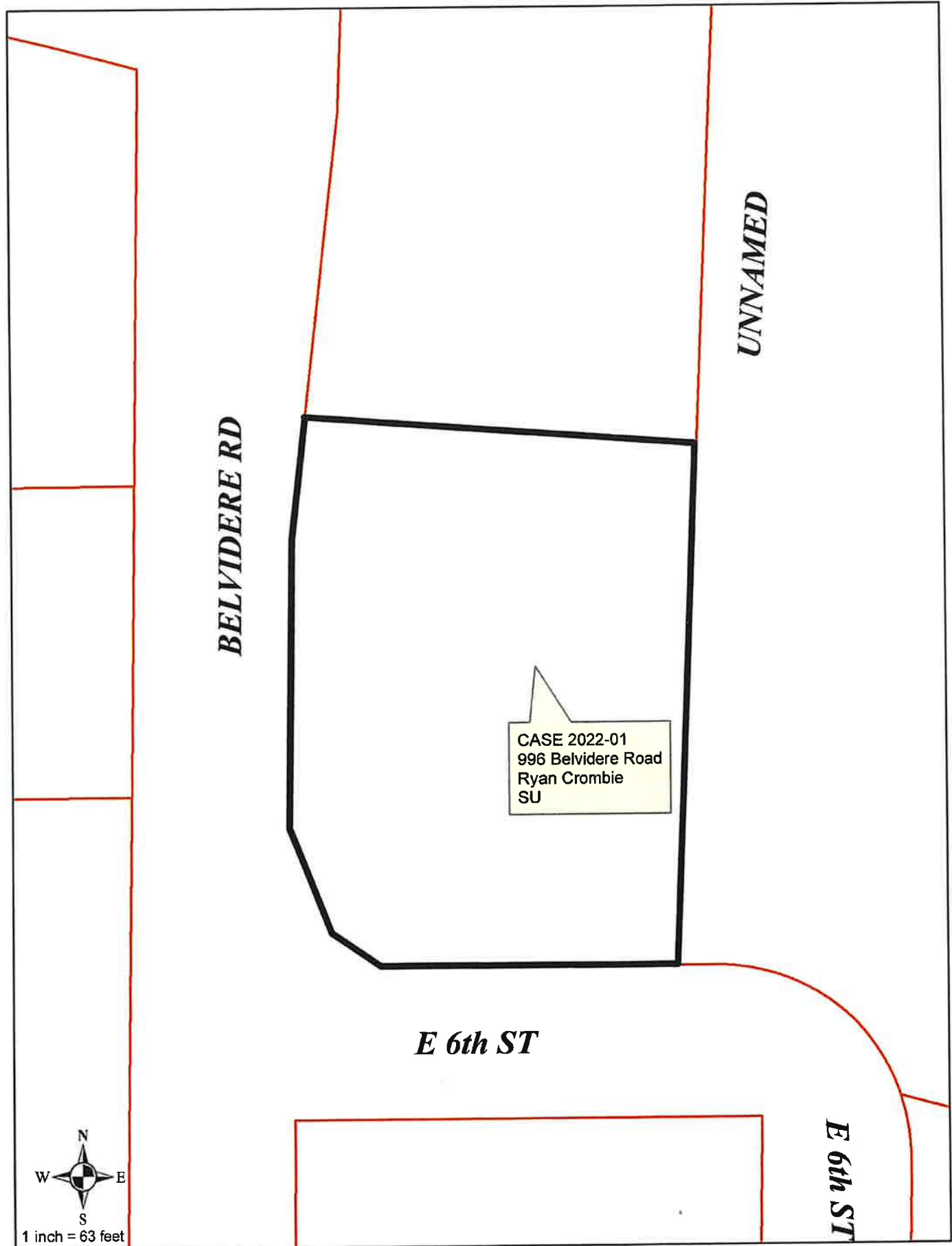
Review and Action by the City Council. The City Council shall consider the Planning and Zoning Commission's recommendation regarding the proposed special use. The City Council may approve or deny the special use as originally proposed, may approve the proposed special use with modifications or may remand 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 plan submitted by Applicant.
5. Letter submitted by the Boone County Soil and Water Conservation District, Teagan Duffy, February 1, 2022.
6. Letters Submitted by the Boone County Health Department, Amanda Mehl, February 14, 2022.

ATTACHMENTS

1. Location Map by Planning Staff.
2. Aerial Photo with by Planning Staff.
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6. Letters Submitted by the Boone County Health Department, Amanda Mehl, February 14, 2022.



BELVIDERE RD

UNNAMED

CASE 2022-01
996 Belvidere Road
Ryan Crombie
SU

E 6th ST

E 6th ST



1 inch = 63 feet

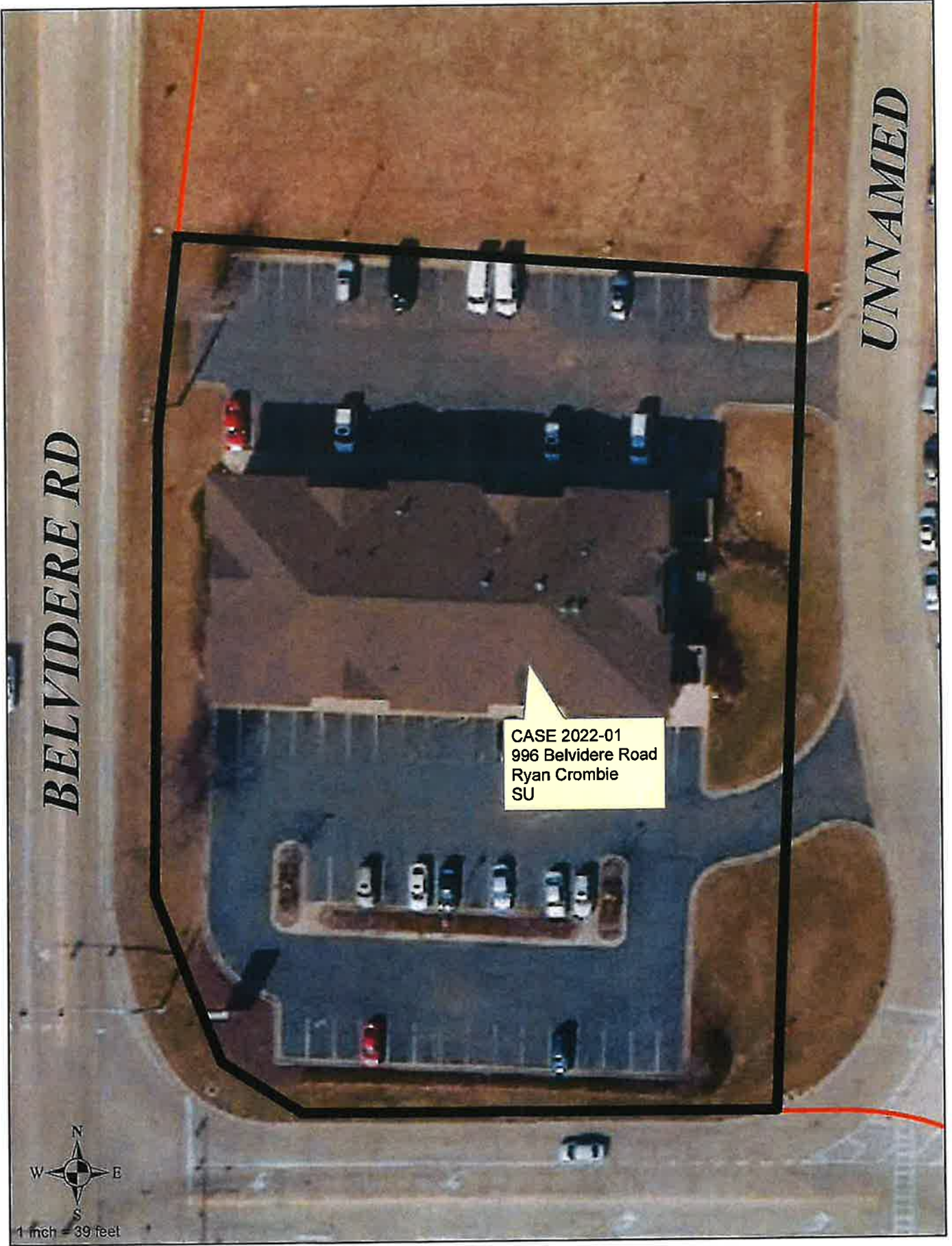
BELVIDERE RD

UNNAMED

CASE 2022-01
996 Belvidere Road
Ryan Crombie
SU



1 inch = 39 feet



Ryan Crombie of LHC Properties, LLC currently owns the Logan Square building, located at 972 Belvidere Rd., Belvidere, IL 61008.

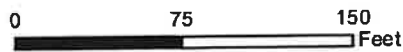
He would like to open an Amusement business in several suites that are already combined, which is known as 996 Belvidere Rd and includes 994 & 998 Belvidere Rd, Belvidere, IL 61008. The business would include a small bar that serves alcohol and will have amusements such as but not limited to: Golf simulators, arcade games, pool tables, slot machines, etc.

At this time no food would be cooked onsite and would be catered in from other local businesses on an as needed basis.

The business would be open from 8:00 AM – 2:00 AM daily



WINGIS cannot and does not warrant the accuracy of property and boundary lines, dimensions of parcels and the location of structures or the government, and topographic or geologic features on the land. Only on-site verification or field surveys by a licensed professional land surveyor can provide such accuracy.



SCALE: 1:943





**Boone County
Soil & Water
Conservation District**

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

1 February 2022

SWCD NRI #: 1678

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: 996 Belvidere Rd. Belvidere, IL 61008
PIN(S): 06-31-151-003

Contact	Petitioner	Owner
Ryan Crombie 992 Belvidere Rd. Belvidere, IL	Same as contact	LHC Properties, LLC 992 Belvidere Rd. Belvidere, IL
(815) 200-1752 ryan@jacorp.org		(815) 200-1752

Request: Special use permit for amusement business

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.

February 14, 2022

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

Email: gdelrose@ci.belvidere.il.us

Re: 2022-01; Crombie, 996 Belvidere Rd

Dear City of Belvidere,

We are in receipt of a copy of a special use request. Specifically, video games, video gaming and serving of alcohol at 996 Belvidere Rd, Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.105(C) (4) (B) (2) Indoor Commercial Entertainment and 150.904 Special Use Review and Approval Procedures) in the PB, Planned Business District on 1.3 acres. PIN: 06-31-151-003.

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: 2022-01, Crombie, 996 Belvidere Rd
Date: February 14, 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: 2022-01, Crombie, 996 Belvidere Rd
Date: February 14, 2022
Page: 3 of 3

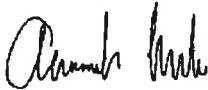
- a. if hot or cold foods are not maintained at that temperature for more than 12 hours and are restricted to same day service;
- b. if preparing foods for service from raw ingredients uses only minimal assembly; and
- c. foods served at an establishment that require complex preparation (whether canned, 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

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

February 28, 2022

ADVISORY REPORT

CASE: 2022-02

APPLICANT: Oakbrook Woods Plat 5, RP

REQUEST:

The applicant is requesting replat approval of the one-lot subdivision named Oakbrook Woods Plat 5, being a replat of Lots 137 and 138 in Plat 3 of Oakbrook Woods Subdivision.

LOCATION:

The subject property is southeast of West Chrysler Drive and South Appleton Road. It is approximately six acres in size and is not developed (see attached aerial photo). PINs: 07-02-151-020 and 07-02-151-021.

BACKGROUND:

The subject property is currently zoned PI, Planned Industrial District, consists of two undeveloped lots and utilizes an access easement through the property to the north. The single-family residential portion of Oakbrook Woods is located to the east, I-90 to the south, Stellantis to the west and a vacant industrial lot is to the north.

The subject property was part of the Oakbrook Woods Plat 3 Subdivision. The property was rezoned to industrial in 1994 and platted in 2000, the same years as the adjacent residential subdivision. In 2018, the applicant was granted a special use for self-storage buildings per Ordinance 398H. The special use included conditions such as replatting the two lots into one and vacating or reconfiguring the interior easements prior to issuance of building permits.

The applicant is requesting to combine the two lots into one lot so that the self-storage units can be constructed in addition to allowing for limited outdoor storage. Public improvements such as utilities and roadways are not anticipated to be installed.

A request for comments was sent to 17 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:

The final plat of Oakbrook Woods Plat 5 is in conformance with the City of Belvidere's subdivision and zoning ordinances provided the suggested conditions of approval are met.

RECOMMENDATION:

Planning staff recommends the **approval** of case number **2022-02** subject to the following conditions:

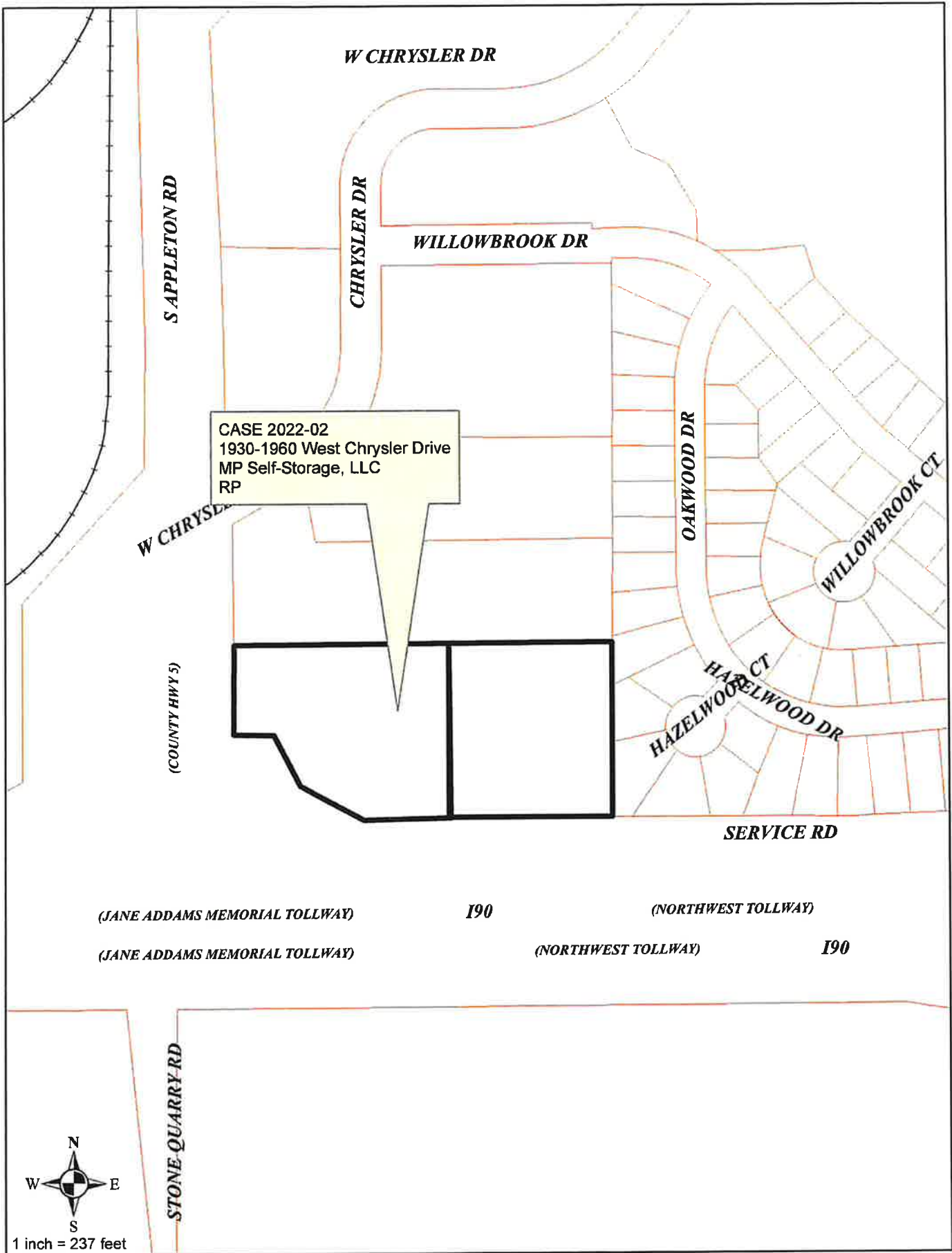
1. Total square-footage and acreage of Lot 139 shall be depicted.
2. Concrete monuments shall be shown as per 765 ILCS 205/1.
3. A drainage overlay needs to be submitted for review and approval prior to final plat approval.
4. The Belvidere Planning Commission Certificate shall be replaced with the City's Planner Certificate.
5. The revised plat shall be presented to the planning department for review and approval before any signatures are obtained.
6. The plat shall be recorded with the County Recorder of Deeds within 90 days of City Council approval, unless a plat-recording extension is granted.
7. The final plat shall be in compliance with all applicable codes, ordinances and agreements unless specifically waived by the City Council.

Submitted by:


Gina DelRose
Community Development Planner

ATTACHMENTS

1. Location Map by Planning Staff.
2. Aerial Photo with Platting by Planning Staff.
3. Memo from Belvidere Public Works Department, Brent Anderson, February 21, 2022.
4. Plat of Oakbrook Woods 5 by Survey-Tech, a Division of C.E.S. Inc.



CASE 2022-02
1930-1960 West Chrysler Drive
MP Self-Storage, LLC
RP

(JANE ADDAMS MEMORIAL TOLLWAY)

I90

(NORTHWEST TOLLWAY)

(JANE ADDAMS MEMORIAL TOLLWAY)

(NORTHWEST TOLLWAY)

I90



1 inch = 237 feet



CASE 2022-02
1930-1960 West Chrysler Drive
MP Self-Storage, LLC
RP



1 inch = 126 feet

W CHRYSLER DR

OAKWOOD DR

HAZELWOOD

SERVICE RD
I-90 (NORTHWEST TOLLWAY)

I-90

I-90

(NORTHWEST TOLLWAY)

Memo

To: Gina DelRose, Community Development Planner
From: Brent Anderson, Director of Public Works
Date: 2/21/2022
Re: Review of Final Plat – Oakbrook Woods Plat #5

Having reviewed the above Plat, I offer the following comments:

1. Provide evidence of access to the owner of this property from the owner of Lot 2 in Plat 2 of Stone Quarry Industrial Park. Easement shown on the plat only references the Illinois State Toll Highway Commission.
2. A drainage overlay needs to be submitted along with this plat.
3. Show square feet and acreage of Lot #139.
4. Need to show concrete monuments per 765 ILCS 205/1.
5. All other provisions of the subdivision control ordinance will be required unless specifically waived by the City Council.

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

March 1, 2022

ADVISORY REPORT

CASE NO: 2022-03

APPLICANT: MNC Group, LLC, 6853 Indy Drive

REQUEST AND LOCATION:

The applicant, MNC Group, LLC, 5022 Newburg Road, Belvidere, IL 61008 on behalf of the property owner, Mike Culic, 6755 Samantha Lane, Rockford, IL 61107 is requesting special uses to permit indoor sales or service, off-site parking lot and vehicle repair and maintenance at 6853 Indy Drive, Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.105(C)(7)(B)(2) Indoor Sales or Service, 150.105(C)(7)(B)(2) Off-site Parking Lot, (150.105(C)(7)(B)(2) Vehicle Repair and Maintenance and 150.904 Special Use Review and Approval Procedures) in the PI, Planned Industrial District on 8.4 acres. The property is irregular in shape and currently developed with an industrial building and large grassy area. PIN: 05-33-100-023

EXISTING LAND USE:

Subject property: Truck Services
North: Youngberg Industries
South: Railroad
East: Americold Logistics
West: Renaissance Historic Exteriors

CURRENT ZONING:

Subject property: PI, Planned Industrial District
North, South and East: PI, Planned Industrial District
West: I-1, Light Industrial District (county)

COMPREHENSIVE PLAN:

Subject property: Planned Industrial
All Adjacent Property: Planned Industrial

BACKGROUND:

The property is part of the Belford Industrial Park which was final platted in 1974. In 2006, a previous property owner annexed the property into the City of Belvidere so that it may connect to municipal services that were needed for an anticipated expansion.

The current business occupying the building is still transitioning from its location at 5022 Newburg Road. The business is relocating to the subject property in order to expand its

services and allow for more parking. The property's proximity to Irene Road and the I-90 interchange make it appealing to truck-orientated businesses such as the applicant's.

The Planned Industrial District allows for low-intensity industrial uses such as indoor storage and warehousing and limited commercial land uses such as office and professional services by right and additional industrial and commercial land uses by special use. Although the proposed pavement expansions appear to meet zoning and subdivision codes, in order to expand the trucking business to be more full-service, the applicant is requesting the following special uses:

1. Indoor Sales or Service to permit retail sales of truck parts and accessories
2. Off-site parking lot to permit semi-trucks and trailers to be parked on-site
3. Vehicle repair and maintenance to permit mechanical work to be conducted on the trucks

TREND OF DEVELOPMENT:

The subject property is located at the southeast corner of Indy and Hawkey Drives within the Belford Industrial Park. The industrial park mostly consists of older developments within unincorporated Boone County that have petitioned to annex into the city as water and sewer is needed for expansions.

COMPREHENSIVE PLAN:

The subject property is designated as "Planned Industrial" on the City of Belvidere Comprehensive Plan, adopted July 19, 1999. The planned industrial category encourages high-quality indoor manufacturing, assembly and storage uses with generous landscaping and signage

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 uses will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare.**

Truck repair and maintenance is not uncommon in industrial parks since that is where the majority of semi-truck and trailer traffic is focused. Having limited retail sales as accessory to the industrial business on hand is appropriate as well. The most noticeable impact will be the semi-truck and trailer parking. The parking is being located to the east of the building, further from neighboring properties. Additional landscaping will provide some screening of the area.

- B. Findings: The proposed special uses, both in their general use independent of their location and in their 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 shows the property as planned industrial. Indoor assembly and storage are considered appropriate uses in the planned industrial category. The retail sales and truck maintenance aspects of the business will be entirely enclosed within the building and should not be noticeable to others within the subdivision. The

parking lot expansion to accommodate the semi-truck and trailer parking will require additional landscaping to be installed as recommended in the Plan.

- C. **Findings:** The special uses will not in their 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.

The property is within an older industrial subdivision, the majority of which is still unincorporated Boone County. The subdivision is accessible by Irene Road and located between two major thoroughfares- Newburg Road and U.S. Route 20. All three roads are used by semi-trucks and trailers. Due to the location of the property within the subdivision, trucks entering and exiting the business will not hinder traffic in the same way as the trucks associated with businesses having access directly onto Newburg Road, Irene Road and U.S. Route 20.

- D. **Findings:** The establishment of the special uses 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.

The property is located within an older industrial park located north of the railroad. Several businesses within the area depend on semi-trucks and trailers and the railroad to transport their products. Having a business that caters to semi-trucks and trailers would be beneficial to the neighboring businesses as well as the truck drivers that pass through Belvidere.

- 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 adequately served with municipal utilities.

- F. **Findings:** The potential public benefits of the proposed special use 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.

The special uses are not anticipated to create any adverse impacts due to their location and proximity to truck routes. The business will be providing a service that other local businesses can utilize.

SUMMARY OF FINDINGS:

Truck repair and maintenance is not uncommon in industrial parks since that is where the majority of semi-truck and trailer traffic is focused. Having limited retail sales as accessory to the industrial business on hand is appropriate as well. The most noticeable impact will be the semi-truck and trailer parking. The parking is being located to the east of the building, further from neighboring properties. Additional landscaping will provide some screening of the area.

The property is within an older industrial subdivision, the majority of which is still unincorporated Boone County. The subdivision is accessible by Irene Road and located between two major thoroughfares- Newburg Road and U.S. Route 20 and is located north of the railroad. All three roads are used by semi-trucks and trailers. Due to the location of the property within the subdivision, trucks entering and exiting the business will not hinder traffic in the same way as the trucks associated with businesses having access directly onto Newburg Road, Irene Road and U.S. Route 20.

Several businesses within the area depend on semi-trucks and trailers and the railroad to transport their products. Having a business that caters to semi-trucks and trailers would be beneficial to the neighboring businesses as well as the truck drivers that pass through Belvidere.

RECOMMENDATION:

The planning staff recommends the **approval** of case number **2022-03** for three special uses at 6853 Indy Drive subject to the following conditions:

1. Substantial compliance with the site plan dated 2/8/2022.
2. A full final site plan shall be submitted to staff (building, public works, fire, planning, etc.) for review and subject to final approval prior to the issuance of building permits.

Submitted by:

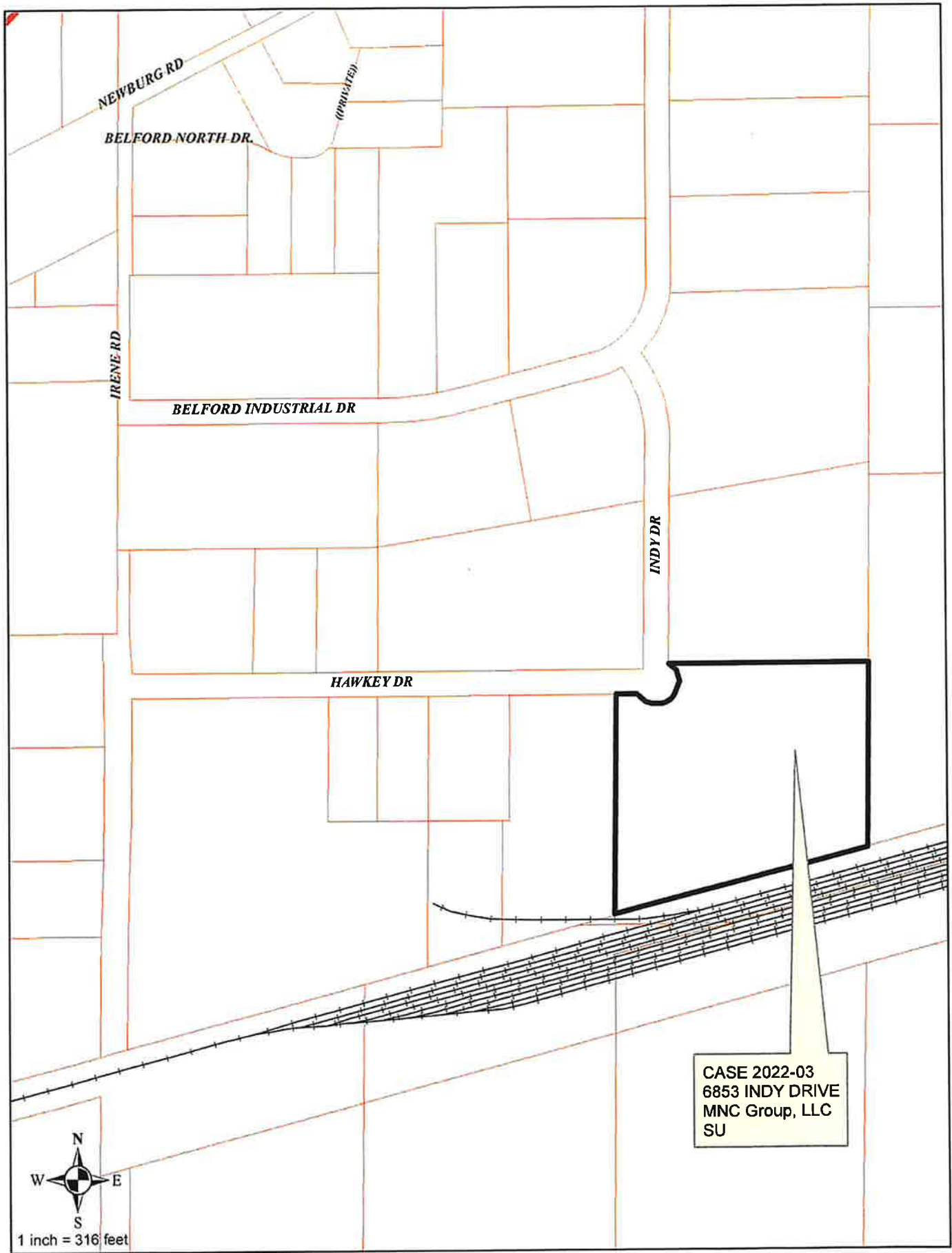

Gina DelRose
Community Development Planner

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, February 9, 2022.
6. Memo submitted by the Belvidere Public Works Department, Brent Anderson, February 16, 2022.



NEWBURG RD

BELFORD NORTH DR.

(PRIVATE)

IRENE RD

BELFORD INDUSTRIAL DR

INDY DR

HAWKEY DR

CASE 2022-03
6853 INDY DRIVE
MNC Group, LLC
SU

N
W E
S
1 inch = 316 feet



INDY DR

HAWKEY DR

CASE 2022-03
6853 INDY DRIVE
MNC Group, LLC
SU



To whom it may concern:

Per application line number 2, this is a written statement with a detail explanation for request.

As an existing business owner at 5022 Newburg Rd. over the years our business has grown and needs more space for operations. One year ago we purchased Indy Dr. location with idea to move most of the operation there and expand.

Building use plans are for sales and service primarily for our business operation. Since building has a great warehouse plans are to add inventory for more parts and service sales.

We are attaching new blueprints with certified elevation survey and other proposed illustrations. We have been working with RK Johnson for our blueprints and proposal.

On west side of property, neighboring Renaissance Historic Exteriors, existing parking lot will remain as is with an addition of parking extending to south west corner for bobtail truck parking along side of property line for off duty drivers. Emission of noise to be very limited.

On further south west corner we are proposing parking for drop trailers with a driveway looping around south side of building to east side of building with proposed 2 rows of semi truck and trailer parking. Driveway to wrap to north side of building exiting to Indy Dr. On east side of building there is additional areas for any retention ponds etc. for city requirements.

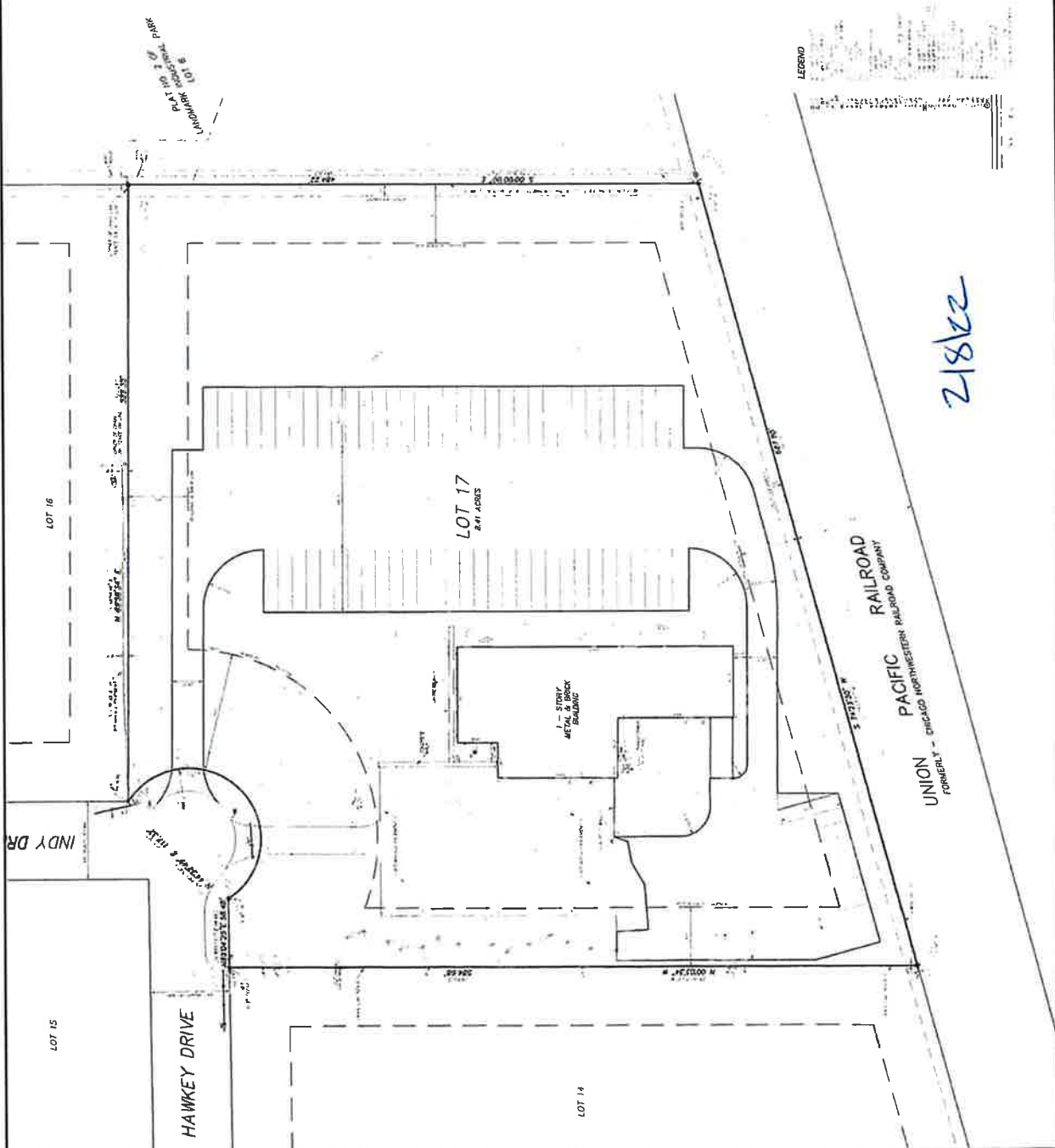
North side in building will be for office and parts sales. Center of building is for truck and trailer services. South side in building for warehouse.

Proposing for additional parking on north side of building for office staff and parts store.

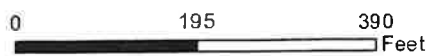
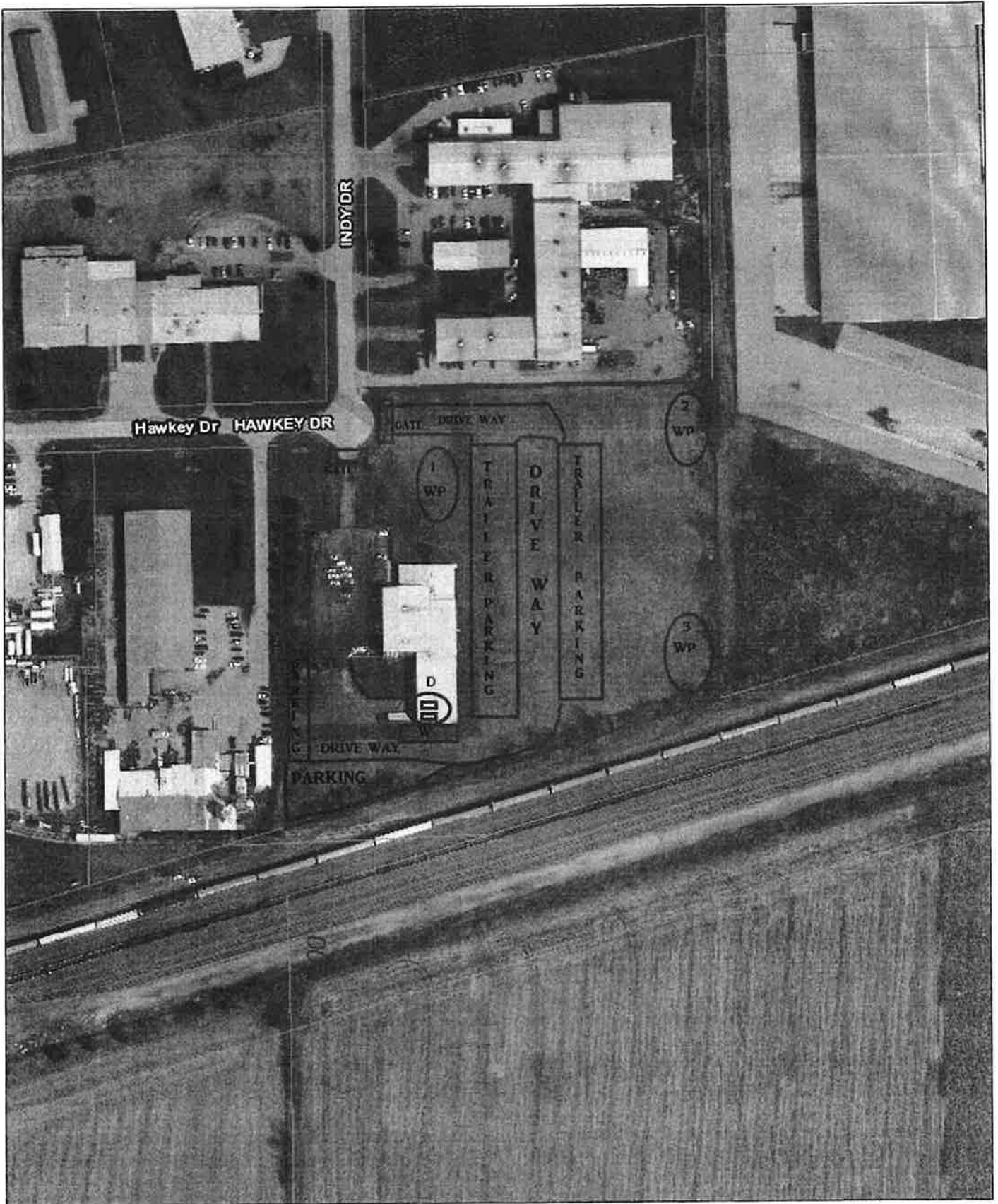
Thank you for your consideration of this proposal. Please let us know if there is anything we need to adjust.

MNC Group LLC

LOT 17
PLAT OF BELFORD INDUSTRIAL PARK
CITY OF BELLEVILLE
COUNTY OF ST. LOUIS
SEPTEMBER, 2021
GRAPHIC SCALE



218122



SCALE: 1:2,359

WIN GIS cannot and does not warrant the accuracy of property and boundary lines, dimensions of parcels and lots, location of structures or improvements, and topographic or geologic features on the land. Only on-site verification or field surveys by a licensed professional and surveyor can provide such accuracy.



**Boone County
Soil & Water
Conservation District**

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

9 February 2022

SWCD NRI #: 1680

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: 6853 Indy Dr. Belvidere, IL 61008
PIN(S): 05-33-100-023

Contact	Petitioner	Owner
Mike Culic 6853 Indy Drive Belvidere, IL 61008	Same as contact	MNC Group LLC 6853 Indy Drive Belvidere, IL 61008
(815) 847-0978 MNCGroupLLC@hotmail.com		

Request: Special use for indoor sale and service, off-site parking lot, and vehicle repair and maintenance

Notes, if any: Please see attached document for additional soils information. There aren't any soil properties that would restrict the desired use.

Sincerely,

Teagan Duffy
Boone County Soil & Water
Conservation District



According to the USDA Natural Resource Conservation Service Soil Survey of Boone County, the site consists of the following:

Map unit: 290A—Warsaw loam, 0 to 2 percent slopes

The Warsaw component makes up 90 percent of the map unit. Slopes are 0 to 2 percent. This component is on outwash plains on uplands. The parent material consists of loamy glaciofluvial deposits over calcareous sandy and gravelly outwash. Depth to a root restrictive layer, strongly contrasting textural stratification, is 24 to 40 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 4 percent. This component is in the R110XY006IL Dry Glacial Drift Upland Prairie ecological site. Nonirrigated land capability classification is 2s. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 25 percent. There are no saline horizons within 30 inches of the soil surface.

Map unit: 379A—Dakota loam, 0 to 2 percent slopes

The Dakota component makes up 85 percent of the map unit. Slopes are 0 to 2 percent. This component is on rises on outwash plains. The parent material consists of Loamy and sandy outwash. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 4 percent. Nonirrigated land capability classification is 2s. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 8 percent.

Soil Conditions and Degree of Limitations for Proposed Use:

Soil Map Unit	Soil Name and Slope	Small Commercial Buildings	Shallow Excavations	Hydric Soil	Erosion & Sediment Hazard
290A	Warsaw loam, 0 to 2 percent slopes	Not Limited	Somewhat Limited	NO	Slight
379A	Dakota loam, 0 to 2 percent slopes	Somewhat Limited	Somewhat Limited	NO	Slight

Soil Interpretations Explanation:

These interpretative ratings help engineers, planners, and others to understand how soil properties influence behavior when used for nonagricultural uses such as building site development or construction materials. This report gives ratings for proposed uses in terms of limitations and restrictive features. Ratings come from the soils "natural" state, that is, no unusual modification of the site or soil material is made other than that which is considered normal practice for the rated use. Even though soils may have limitations, an engineer may be able to alter soil features or adjust building plans for a structure to compensate for most degrees of limitations. Most of these practices, however, are costly.

The final decision in selecting a site for a particular use generally involves weighing the costs for site preparation and maintenance. Soil properties influence development of building sites, including the selection of the site, the design of the structure, construction, performance after construction, and maintenance. Soils are rated for the uses expected to be important or potentially important to users of soil survey information. The rating system of slight, moderate, severe, very severe, and restrictive, are given for the types of proposed improvements that are listed or inferred by the petitioner as entered on the report application and/or zoning petition. They are defined as follows:

Slight or Not Limited: This soil has favorable properties for the use. The degree of limitation is minor and can be overcome easily. Good performance and low maintenance can be expected.

Moderate or Somewhat Limited: This soil has moderately favorable properties for the use. Special planning, design, or maintenance can overcome this degree of limitation. During some part of the year, the expected performance is less desirable than for soils rated slight.

Restrictive: This soil has restrictive properties for the use. This rating is given to soils that have rapid or very rapid permeability's. These soils are sandy or have sand and/or gravel within a depth which makes them poor filters of septic effluent.

Severe or Very Limited: This soil has one or more properties that are unfavorable for the rated use. These may include the following: steep slopes, bedrock near the surface, flooding, high shrink-swell potential, a seasonal high water table, or low strength. This degree of limitation generally requires major soil reclamation, special design, or intensive maintenance, which in most situations is difficult and costly.

Very Severe: This soil rating is given to soils that have properties that are difficult or impossible to overcome or modify for the intended use.

Land Use Explanations:

Dwellings with Basements

Dwellings with basements are single-family houses of three stories or less with basements. The foundation is assumed to be spread footings of reinforced concrete built on undisturbed soil at a depth of about seven feet. The ratings are based on properties affecting soil strength and settlement under a load and those that affect excavation and construction costs. The properties affecting soil strength and settlement are the presence of a high water table, flooding, the shrink-swell behavior and compressibility of the soil. Compressibility is inferred from unified classification. Properties influencing the ease and amount of excavation are

flooding, high water table, slope, depth to bedrock or cemented pan, and the amount of coarse fragments.

Shallow Excavations

Shallow excavations are trenches or holes dug to a maximum depth of 5 or 6 feet for graves, utility lines, open ditches, or other purposes. The ratings are based on the soil properties that influence the ease of digging and the resistance to sloughing. Depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, the amount of large stones, and dense layers influence the ease of digging, filling, and compacting. Depth to the seasonal high water table, flooding, and ponding may restrict the period when excavations can be made. Slope influences the ease of using machinery. Soil texture, depth to the water table, and linear extensibility (shrink-swell potential) influence the resistance to sloughing. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

Erosion and Sediment Control

Based on the percent slope and the erodibility of the soil-mapping unit. Length of slope and vegetative cover are equally important in determining erosion losses and should be determined by on-site investigations. Under most conditions, establishment and maintenance of good vegetative cover is required to prevent excessive erosion and sedimentation.

Small Commercial Buildings

Limitation ratings are given for undisturbed soil on which small commercial buildings of less than three stories without basements are built. The foundation is assumed to be spread footings of reinforced concrete at a depth of 2 feet or the depth of maximum frost penetration, whichever is deeper. The ratings are based on properties affecting soil strength and settlement under a load and those that affect excavation and construction costs. The properties affecting soil strength and settlement are the presence of a high water table, flooding, the shrink-swell behavior and compressibility of the soil. Compressibility is inferred from unified classification. Properties influencing the ease and amount of excavation are flooding, high water table, slope, depth to bedrock or cemented pan, and the amount of coarse fragments.

Hydric soils

Hydric soils are defined by the National Technical Committee for Hydric Soils (NTCHS) as soils that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (Federal Register, 1994). Under natural conditions, these soils are either saturated or inundated long enough during the growing season to support the growth and reproduction of hydrophytic vegetation.

The NTCHS definition identifies general soil properties that are associated with wetness. To determine whether a specific soil is a hydric soil or nonhydric soil, however, more specific information, such as information about the depth and duration of the water table, is needed. Thus, criteria that identify those estimated soil properties unique to hydric soils have been established (Federal Register, 2002). These criteria are used to identify map unit components that normally are associated with wetlands. The criteria used are selected estimated soil properties that are described in "Soil Taxonomy" (Soil Survey Staff, 1999) and "Keys to Soil Taxonomy" (Soil Survey Staff, 2006) and in the "Soil Survey Manual" (Soil Survey Division Staff, 1993). According to the U.S. Corps of Engineers and the Natural Resource Conservation Service (NRCS), the presence of hydric soils is one third of the requirements

needed to meet a jurisdictional wetland. The two other requirements include wetland hydrology and hydrophytic vegetation.

Permeability/Groundwater

Groundwater is water that exists in the pore spaces and fractures in rock and sediment beneath the Earth's surface. It originates as rainfall or snow, and then moves through the soil into the groundwater system. The soil types present near the surface, and their permeability, can have a direct correlation to water quality of shallow groundwater systems. Water quality refers to such things as the temperature, the amount of dissolved solids (hardness), and the presence of pollutants.

Most pollution of groundwater is the result of biological activity, much of it human. Among the sources of contamination are: failing or inadequate on-site septic systems, broken sewer lines, waste dumps (both industrial and residential), spills, biological waste products, agricultural pollutants such as fertilizers and pesticides, and salt contamination from excess salt applications in the winter. Groundwater contamination can result from a point source where the contaminant plume emanates from one spot, or from a widespread source where the pollution is introduced over a wide area and diffused throughout the groundwater over a broad region. Nonpoint source contaminants are difficult to identify and address. Groundwater contaminant plumes change over time. They grow in length with groundwater flow. They grow in width by diffusion and dispersion. Large plumes pollute large areas and affect many people.

Local Roads and Streets

Local roads and streets have an all-weather surface and carry automobile and light truck traffic all year. They have a subgrade of cut or fill soil material; a base of gravel, crushed rock, or soil material stabilized by lime or cement; and a surface of flexible material (asphalt), rigid material (concrete), or gravel with a binder. The ratings are based on the soil properties that affect the ease of excavation and grading and the traffic-supporting capacity. The properties that affect the ease of excavation and grading are depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, depth to a water table, ponding, flooding, the amount of large stones, and slope. The properties that affect the traffic-supporting capacity are soil strength (as inferred from the AASHTO group index number), subsidence, linear extensibility (shrink-swell potential), the potential for frost action, depth to a water table, and ponding

Memo

To: Gina DelRose, Community Development Planner
From: Brent Anderson, Director of Public Works
Date: February 16, 2022
Re: Case #2022-03; MNC Group, LLC, 6853 Indy Drive

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

1. The owner will be required to provide storm water detention for the increase in storm water runoff created by the proposed improvements. A drainage plan and runoff calculations must be submitted for review and approval prior to issuance of a building permit.
2. A plan for the proposed access from Hawkey Drive shall be submitted for review and approval prior to permitting.

BELVIDERE

Community Development Department Planning Department

401 Whitney Boulevard, Suite 300, Belvidere, Illinois, 61008 (815) 547-7177 FAX (815) 547-0789

February 2022 Monthly Report

Number	Project	Description	Processed
	Belvidere Projects		
0	Cases: February	None	
3	Cases: March	996 Belvidere Road, SU	2/1/2022
		Oakbrook Woods Plat 5, RP	2/7/2022
		6853 Indy Drive, SU	2/8/2022
0	Cases: April		
0	Annexation	None	
0	Temporary Uses	None	
1	Site Plans (New/Revised)	1050 Logan Avenue, Crusader Clinic	2/25/2022
0	Final Inspection	None	
1	Downtown Overlay Review	211 N. State Street, wall sign	2/14/2022
0	Prepared Zoning Verification Letters	None	
0	Issued Address Letters	None	
	Belvidere Historic Preservation Commission	The Commission approved a property maintenance grant reimbursement and continued planning for the April 2nd fundraiser. Staff sent out 2022 property maintenance grant application letters.	
	Heritage Days	Staff continued discussing responsibilities for Heritage Days with other community partners.	
	Hometown Christmas	None	
	Scanned Plats: E-mail, Print and/or Burn		
0	Recorder's Office		
0	Other Department		
0	General Public		
	Planning Department Current Duties		
	Close out completed planning case files		
	Respond to all FOIA requests		
	Work with 911, Fire Department and Post Office to verify all addresses in the City		
	Assist Growth Dimensions with requested data		
	Meetings and phone calls with developers regarding potential development		
	Phone calls/walk-ins for questions regarding zoning, floodplain, development, etc.		
	Prepare minutes, agendas and packets for various committees, commissions and boards		

Planning Monthly Report Cont.

Prepare deposits and purchase orders for bill payments

***** Staff continues to reach out to the public to fill the vacancies on the Historic**

Preservation Commission

***** Staff continues to administer the two façade grants**

***** Staff sent out special use expiration reminder letters**

***** Staff participated in the Chili Cook-off**

CITY 2022

Date	Case	Request	Petitioner/ Address	PZC	CC1	CC2
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March

2/1/2022	2022-01	SU	Crombie, 996 Belvidere Road	3/8/2022	03/21/22	04/04/22
2/7/2022	2022-02	RP	MP Self-Storage LLC, 1930-1960 West Chrysler Drive	3/8/2022	3/21	4/4
2/8/2022	2022-03	SU	MNC Group LLC, 6853 Indy Drive	3/8/2022	3/21	4/4

April

	2022-04					
	2022-05					

May

Variation	
Map Amendment	
Subdivision	1
Special Use	2
Annexation	
Text Amendment	
Temporary Use	
Appeals	
Total	3