

**CITY OF BELVIDERE
PLANNING AND ZONING COMMISSION AGENDA
Tuesday, April 12, 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 March 8, 2022 meeting.

PUBLIC COMMENT:

UNFINISHED BUSINESS: None.

NEW BUSINESS:

2022-04: Patel, 1554 North State Street* (SU): Application of Nileskumar Patel, 1678 Eden Place, Rockford, IL 61107 on behalf of the property owner, Edward Winter TR, 1409 Walts Way, Belvidere, IL 61008 for a special use to permit in-vehicles sales or service at 1554 North State Street* (and the two adjacent parcels) to allow a drive-through lane on the west side of the building within the GB, General Business District pursuant to the Belvidere Zoning Ordinance Sections 150.105(C)(5)(B)(2) In-Vehicle Sales or Service and 150.904 Special Use Review and Approval Procedures. The subject property is approximately 2 acres in size and is developed with an automotive repair building and a large paved area (formerly a car wash). PINs: 05-23-351-007| 05-23-351-013 and 05-23-351-008.

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

2022-05: Murphy USA, 2005 Gateway Center Drive (SU): Application of Jim Coyle, 21 S. Evergreen Avenue, #200, Arlington Heights, IL 60005 on behalf of the property owner, Murphy Oil USA Inc, AD Valorem Tax Dept PO Box 7300, El Dorado, AR 71731 for a special use to permit a planned development in the PB, Planned Business District at 2005 Gateway Center Drive, Belvidere, IL 61008. The planned development will allow for the following departures: Sections 150.105(C)(4)(B)(2) allowing in-vehicle sales or service (gas station); 150.105(C)(4)(G)(2)(C) decreasing the minimum paved surface setback from five feet to zero feet for the side and rear yards; 150.707(E)(3)(A) allowing for lighting levels to be up to 3.5 foot-candles instead of 0.50 foot-candles at the property line; 150.710(F) allowing for mechanical units to be exposed; Table 150.1007(C)1 allowing for a freestanding sign to be 95.7 square feet instead of 83 square feet and 150.904 Special Use Review and Approval Procedures. The planned development is being requested in order to rebuild and enlarge the existing gas station. The property is irregular in shape and is 1.27 acres in size. PIN: 08-06-102-002.

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

2022-07: Kelly Farms Subdivision (PP): The applicant is requesting preliminary plat approval of the 3-lot Kelly Farms Subdivision. The subject property is northeast of Irene Road and Grant Highway and is bounded by the railroad to the north and Townhall Industrial Park to the east.

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PINs: 05-32-400-005; 05-33-300-001; 05-33-300-002; 05-33-300-004; 05-33-300-005 and 05-33-100-006.

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

2022-08: Kelly Farms Subdivision (FP): The applicant is requesting final plat approval of the 3-lot Kelly Farms Subdivision. The subject property is northeast of Irene Road and Grant Highway and is bounded by the railroad to the north and Townhall Industrial Park to the east. PINs: 05-32-400-005; 05-33-300-001; 05-33-300-002; 05-33-300-004; 05-33-300-005 and 05-33-100-006.

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

2022-09: Kelly Farms Industrial, NE Irene Road/Grant Highway (MA): Application of Scannell Properties #554 LLC, 8801 River Crossing Boulevard, Indianapolis, IN 46240 for a map amendment (rezoning) northeast of Irene Road and US Route 20, commonly known as 2424 US Route 20, Belvidere, IL 61008; 2444 US Route 20, Belvidere, IL 61008 and 2612 US Route 20, Belvidere, IL 61008 from RH, Rural Holding District (pending annexation) to HI, Heavy Industrial District pursuant to the Belvidere Zoning Ordinance Section 150.903 Amendment to Official Zoning Map. The subject property is approximately 163 acres and is in row crop production (PIN:s 05-33-300-004; 05-33-300-005; 05-33-100-006; 05-33-300-001; 05-33-300-002 and Part of PIN: 05-32-400-005).

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

2022-10: Kelly Farms Commercial, NE Irene Road/Grant Highway (MA): Application of Scannell Properties #554 LLC, 8801 River Crossing Boulevard, Indianapolis, IN 46240 for a map amendment (rezoning) northeast of Irene Road and US Route 20, Belvidere, IL 61008 from RH, Rural Holding District (pending annexation) to GB, General Business District pursuant to the Belvidere Zoning Ordinance Section 150.903 Amendment to Official Zoning Map. The subject property is approximately 8 acres and is in row crop production (Part of PIN: 05-32-400-005).

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

OTHER BUSINESS:

DISCUSSION:

Staff report

ADJOURNMENT

**CITY OF BELVIDERE
PLANNING AND ZONING COMMISSION**

Minutes

**Tuesday, March 8 2022
City Council Chambers
401 Whitney Boulevard
6:00 pm**

ROLL CALL

Members Present:

Paul Engelman, Chair
Daniel Druckrey, Vice-Chair
Carl Gnewuch
Art Hyland
Robert Cantrell
Vacancy

Staff Present:

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

Members Absent:

Alissa Maher

The meeting was called to order at 6:02 p.m.

MINUTES: It was moved and seconded (Cantrell/Druckrey) to approve the minutes of the December 14, 2021 meeting. The motion carried with a 5-0 roll call vote.

PUBLIC COMMENT: None

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.

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

Gina DelRose was sworn in. Ms. DelRose stated the case had been published in the Boone County Journal on February 17, 2022 and certified mailings were sent to property owners within 250 feet of the subject property on February 9, 2022. Ms. DelRose summarized the staff report dated February 25, 2022.

The property is part of the Logan Square Subdivision platted in 2003. The two-story building was constructed in 2004. An insurance agency, frozen yogurt store and bar with video gaming are also in the building; the special use request is for the tenant space formerly occupied by Anytime Fitness.

The existing parking lot has 74 spaces for all tenants' use. Peak hours for indoor commercial land uses are often later in the day when businesses such as insurance offices are closed. Differing peak business hours lessen the need for additional parking. The proposed business would operate similarly to an arcade and offer various games to play in addition to pool tables, and golf simulators. 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 and live music.

The Zoning ordinance was updated in 2006 requiring a special use for Indoor Commercial Entertainment. Bars and taverns in existence to that date have been "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.

The addition of the business is not anticipated to negatively impact nearby development. The staff is not aware of any negative impacts that have resulted from similar developments. The establishment will add to the mix of land uses within the area. There is adequate parking and vehicle access to the property. 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 adequate buffer to a business that has later hours and entertainment factors. Although the 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.

The planning staff recommends approval of case 2022-01 subject to the following conditions:

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.

Gina DelRose stated that all the addresses listed in condition number one have been combined to one tenant space known as 996 Belvidere Road.

The Chair invited questions for the staff.

Robert Cantrell asked if the applicant has received all permissions including a liquor license.

Gina DelRose said the liquor license has not been obtained yet.

Carl Gnewuch asked Ms. DelRose to clarify Finding F regarding the existence of nearby churches and schools and business hours.

Gina DelRose stated that Belvidere Road is wider than a typical city street by approximately 15 or more feet. The wide road and heavy traffic serve to create a buffer. Multi-family residences act as a buffer as well. Regarding the later hours, Ms. DelRose said this land use typically operates later at night.

Carl Gnewuch asked if the business would be operating during the day.

Gina DelRose said the Planned Business District allows businesses to operate 24 hours a day and bars and restaurants usually are open later, but can operate during the day. Unless the Commission conditions the applicant to only operate during certain hours, they can operate until the hours allowable for liquor sales.

Seeing no further questions for the staff, the Chair invited the applicant forward.

Ryan Crombie was sworn in. Mr. Crombie briefly explained his business model would include golf simulators and arcade games. Mr. Crombie had no questions for the staff.

Paul Engelman asked the applicant what would be the intended hours of operation.

Ryan Crombie stated the hours will mostly be from the afternoon until approximately 10:00 p.m. Mr. Crombie said the installation of arcade games would be to give visiting children something to do.

Paul Engelman asked if it was correct there would be no food service.

Ryan Crombie said there would be no food services except for simple snack items such as pizza and nachos.

Carl Gnewuch asked if children would need to be accompanied by an adult.

Ryan Crombie stated the model is for more adult activities such as the golf simulators and the arcade games would be to amuse any children visiting with their parents.

There were no other questions from the Commission.

The Chair invited questions from the audience.

Braun Campbell, Senior Pastor of Immanuel Lutheran Church and School, and resident of Logan Square subdivision, asked Mr. Crombie to clarify the planned activities, alcohol service planned, and the hours expected.

Ryan Crombie said the business will be steered toward golf simulators as well as pool tables as well and will most likely host league nights. Mr. Crombie said he wanted to provide something for visiting children to do as well.

Paul Engelman asked if Mr. Crombie was hoping for children at local schools to be customers.

Ryan Crombie said he hopes high school golf team members may be customers eventually.

Paul Engelman said he is concerned children may be unsafe if they were crossing Belvidere Road to use the establishment.

Gina DelRose clarified that the intent is to steer towards an older crowd while providing some activities for children who are there with their parents.

Ryan Crombie verified this was correct.

Carl Gnewuch asked if it's true that it isn't Mr. Crombie's desire to be an after-school magnet.

Ryan Crombie said this was correct.

Paul Engelman asked how many golf simulators there will be.

Ryan Crombie said they would begin with three golf simulators.

The public hearing closed at 6:17 p.m.

It was moved and seconded (Cantrell/Gnewuch) to accept the findings of fact as presented in the staff report. The motion carried with a 5-0 roll call vote.

It was moved and seconded to recommend approval of Case 2022-01 subject to the conditions as presented in the staff report. The motion carried with a 5-0 roll call vote.

Gina DelRose said the case would go before the City Council on March 21, 2022 and for a second reading and final vote on April 4, 2022.

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.

Gina DelRose stated that the subject property came before the Commission to allow a self-storage facility, and later to allow for outdoor storage at the location. This application will be in order for the parcels to be combined into one parcel. The property is zoned Planned Industrial. It has several special uses at this time. One of the conditions of approval for the previous special use was that this replat be completed.

Planning staff recommends the approval of Case 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.

Paul Engelman asked Ms. DelRose to clarify the previous condition regarding the adjacent residential neighborhood.

Gina DelRose said one of the conditions for the previously approved special use for self-storage facilities required a dense row of landscaping and a solid fence be installed on the east side of the property for security purposes.

Paul Engelman asked what type of fence was required.

Gina DelRose said the plan includes a privacy fence which will be a chainlink fence with plastic slats and a dense row of arborvitae, giving a triple layer of screening.

There was no further discussion held.

It was moved and seconded (Hyland/Cantrell). The motion carried with a 5-0 roll call vote.

2022-03: MNC Group, LLC, 6853 Indy Drive (SU): Application of MNC Group LLC, 5022 Newburg Road, Belvidere, IL 61008 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.

The public hearing opened at 6:29 p.m.

Gina DelRose was sworn in. Ms. DelRose stated the case was published in the Boone County Journal on February 17, 2022 and certified mailings were sent to property owners within 250 feet of the subject property on February 9, 2022. Ms. DelRose summarized the staff report dated March 1, 2022.

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 needed municipal services. 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 business.

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 of 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.

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 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 to the truck drivers who pass through Belvidere.

The planning staff recommends the approval of Case 2022-03 for the three special uses 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.

The Chair invited questions for the staff. The Chair began by asking Ms. DelRose if a water runoff plan has been provided.

Gina DelRose stated a stormwater management plan would be part of the full site plan required by Condition 2.

Paul Engelman asked if there is a possibility there will need to be a stormwater retention pond.

Gina DelRose referred to the site plan in the staff report where the term W.P. is used. This refers to Water Pond; the need for retention will be determined by factors such as the amount of pavement, and the absorption rate of the surrounding area. These factors will be reviewed with the full site plan.

Paul Engelman asked if hazardous materials will be present at the proposed business.

Gina DelRose said no; the pavement requirement will deter absorption of hazardous material into the groundwater and any indoor hazards will be managed by the existing Building Codes.

Robert Cantrell asked if the property is provided with City water and sewer.

Gina DelRose said yes.

Art Hyland asked how many bays will be provided.

Gina DelRose said the applicant will answer the question.

Carl Gnewuch asked if there will be a truck washing area.

Gina DelRose said it would be permitted, but the applicant can address the question.

The applicant was invited to speak.

Mike Culic was sworn in. Mr. Culic said there are currently two repair bays and the new location will have three bays. Mr. Culic said he would like to add a truck washing bay due to the proximity of Americold Storage, which has great need of truck washing due to their handling of foods.

Paul Engelman asked if the applicant plans to run both locations at the same time.

Mike Culic said they are transitioning to mainly work at the new location due to better traffic flow at the new location.

Carl Gnewuch asked if there is a certain type of truck they will be repairing.

Mike Culic said they will work on every type of truck but will mainly be doing light duty repairs rather than major truck repairs.

Paul Engelman asked the number of employees.

Mike Culic said there are three employees besides himself but he is trying to hire more.

Carl Gnewuch asked if they plan to provide truck-washing, what the water runoff plan will be.

Mike Culic said he is aware that companies that provide truck-washing equipment have environmentally-friendly designs in place. Mr. Culic said if they decide to provide a truckwash, it would be located on the north side of the property.

Gina DelRose stated that any truckwash would need to comply with all State and Federal codes.

Carl Gnewuch asked if approving such a facility would include a separate process.

Gina DelRose said that is correct, it would be a separate Building Department permitting process.

Mike Drella stated that the City of Belvidere Water Treatment Plant would review a plan to see what hazards if any may be present with such a truckwash and the applicant would need to provide a treatment plan if any hazards were anticipated.

Carl Gnewuch asked how many other truck repair facilities are in Belvidere.

Mike Culic said he believes there is only one other.

There were no further questions for the applicant.

The public hearing was closed at 6:45 p.m.

It was moved and seconded (Druckrey/Hyland) to accept the findings of fact as presented in the staff report. The motion carried with a 5-0 roll call vote.

It was moved and seconded (Cantrell/Druckrey) to recommend approval of case 2022-03 subject to the conditions presented in the staff report. The motion carried with a 5-0 roll call vote.

Gina DelRose stated the case will go to the City Council on March 21 and for a final vote on April 2, 2022.

OTHER BUSINESS: None

DISCUSSION: None

Staff Report

Gina DelRose stated six cases will come before the Commission in April, 2022. These will include special uses for a Dairy Queen on North State Street and a new Murphy Oil gas station on Gateway Center Drive. There will also be an annexation, rezoning and subdivision for a large industrial subdivision off Irene Road. May, 2022 will also have several cases.

ADJOURNMENT:

The meeting adjourned at 6:50 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 * PII (815)547-7177 FAX (815)547-0789

March 29, 2022

ADVISORY REPORT

CASE NO: 2022-04

APPLICANT: Patel, 1554, North State Street*

REQUEST AND LOCATION:

The applicant, Nileshkumar Patel, 1678 Eden Place, Rockford, IL 61107 on behalf of the property owner, Edward Winter TR, 1409 Walts Way, Belvidere, IL 61008 is requesting a special use to permit in-vehicles sales or service at 1554 North State Street* (and the two adjacent parcels) to allow a drive-through lane on the west side of the building within the GB, General Business District pursuant to the Belvidere Zoning Ordinance Sections 150.105(C)(5)(B)(2) In-Vehicle Sales or Service and 150.904 Special Use Review and Approval Procedures. The subject property is approximately 2 acres in size and is developed with an automotive repair building and a large paved area (formerly a car wash). PINs: 05-23-351-0071 05-23-351-013 and 05-23-351-008

EXISTING LAND USE:

Subject property: Automotive Mechanic and former Car Wash

North: America's Best Value Hotel and Kunes Auto Group

South: Vacant

East: Taco Bell

West: Automotive (associated with Kunes Auto Group)

CURRENT ZONING:

Subject property: GB, General Business District

North, West and East: GB, General Business District

South: SR-6, Single Family Residential-6 District

COMPREHENSIVE PLAN:

Subject property: General Business

North and East: General Business

South: Single Family Residential

West: Institutional

BACKGROUND:

The property has a history of auto-related businesses. In 2011, a special use was approved to bring an existing automotive mechanic business into compliance and in 2018, a special use was approved to permit car sales. Shortly after the 2018 special use was approved, the long-standing car wash was demolished to make room for the car sales lot that ultimately never operated. The remaining building will be demolished in order to allow a new restaurant to be constructed with a drive-through window.

Like most restaurants in Belvidere, especially during Covid-19 restrictions, drive-through services comprise a large portion of sales. The new restaurant will have a double drive-through lane to the west of the building (rear elevation) which will exceed minimum queuing requirements found within the zoning ordinance. There will be two curb cuts along North State Street, an entrance-only and exit-only; these controlled points of access will assist with vehicle circulation and the flow of drive-through traffic.

The restaurant and drive-through lane will occupy the front half of the property. The remaining greenspace may be used for outdoor seating or eventually subdivided and redeveloped as residential with access from Maryland Court.

TREND OF DEVELOPMENT:

The subject property is located near the intersection of North State Street and Cadillac Court, within the North State Street Commercial Corridor. Several nearby businesses have either recently gone through extensive renovations or are in the midst of such renovations. North State Street consists of a mix of automobile-related businesses, retail, office and professional services.

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.

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 neighborhood is accustomed to vehicle-orientated businesses. The development of a new restaurant with drive-through lanes will bring the property into compliance in terms of stormwater management, bufferyards, pavement, etc. which will benefit nearby properties. The planning staff does not foresee any negative impacts.

- 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, Section 150.904 of the Belvidere Zoning Ordinance 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 the majority of adjacent properties as general. Food establishments are considered appropriate uses in the general business categories; drive-through lanes are appropriate accessory uses with an approved special use permit. Adding the drive-through lane will make the restaurant more competitive with nearby establishments. A site plan shall be submitted and approved prior to the redevelopment of the property.

- 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 subject property is located in the North State Street commercial district. The special use for in-vehicle sales and service will not lessen the property's level of 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.

- D. **Findings:** The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property, 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 surrounded by established businesses and residences, land uses which are not reflected to change according to the Comprehensive Plan. The surrounding properties are accustomed to having vehicle related businesses at the location and restaurants nearby. Drive-through lanes are common accessory uses to such businesses. The planning staff is not aware of any negative impacts a properly laid out drive-through lane has created and does not anticipate the proposed drive-through lane being any different.

- 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 served with proper utilities.

- F. **Findings:** The potential public benefits 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 to ameliorate such impacts.

The planning staff does not anticipate any potential adverse impacts of the drive-through lane. The drive-through lane will need to be designed so as to prevent water run-off onto the neighboring property and residences will be shielded from the headlights by a bufferyard comprised of landscaping and/or fencing. The property has a history of property

maintenance violations and locating successful business onto the property will be beneficial to the neighborhood and community.

SUMMARY OF FINDINGS:

The neighborhood is accustomed to vehicle-orientated businesses. The development of a new restaurant with drive-through lanes will bring the property into compliance in terms of stormwater management, bufferyards, pavement, etc. which will benefit nearby properties

The property is surrounded by established businesses and residences, land uses which are not reflected to change according to the Comprehensive Plan. The surrounding properties are accustomed to having vehicle-related businesses at the location and restaurants nearby. Drive-through lanes are common accessory uses to such businesses. The planning staff is not aware of any negative impacts a properly laid out drive-through lane has created and does not anticipate the proposed drive-through lane being any different.

The planning staff does not anticipate any potential adverse impacts of the drive-through lane. The drive-through lane will need to be designed so as to prevent water run-off onto the neighboring property and residences will be shielded from the headlights by a bufferyard comprised of landscaping and/or fencing. The property has a history of property maintenance violations and locating successful business onto the property will be beneficial to the neighborhood and community.

RECOMMENDATION:

The planning staff recommends the **approval** of case number **2022-04** for a special use for in-vehicle sales and service at 1554 North State Street* subject to the following conditions:

1. Substantial compliance with the submitted site plan.
2. The owner shall provide storm water detention for the proposed development for any increase in the amount of impervious area over the existing condition.
3. A stamped site plan shall be submitted for review by the appropriate staff before building permits may be issued. This includes a revised lot layout, landscaping and a photometrics plan.
4. Upon redevelopment of the property, the new address shall be 1610 North State Street.
5. Compliance with all applicable codes and ordinances.

Submitted by:



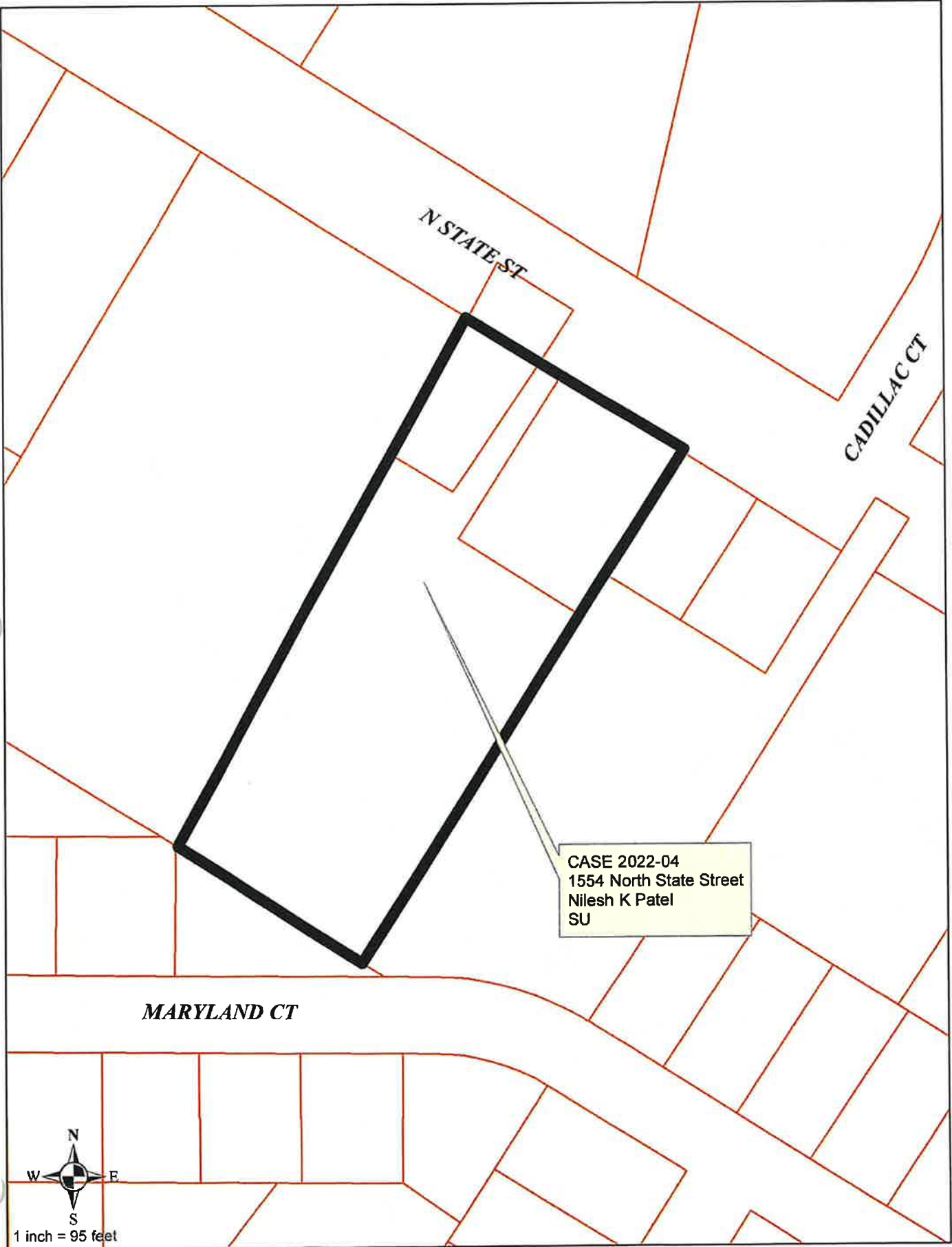
Gina DelRose, Community Development Planner

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 by Planning Staff.
3. Narrative submitted by Applicant.
4. Site plans submitted by Applicant.
5. Elevations submitted by Applicant
6. Letter submitted by Teagan Duffy, Boone County Soil and Water District dated March 3, 2022.
7. E-mail sent by Travis Tangye, Belvidere Fire Department, dated March 17, 2022.
8. Memo submitted by Brent Anderson, Belvidere Public Works Department dated March 23, 2022.
9. Letter submitted by Amanda Mehl, Boone County Health Department dated March 23, 2022.



N STATE ST

CADILLAC CT

MARYLAND CT

CASE 2022-04
1554 North State Street
Niles K Patel
SU



1 inch = 95 feet



N STATE ST

CASE 2022-04
1554 North State Street
Nilesh K Patel
SU

MARYLAND CT

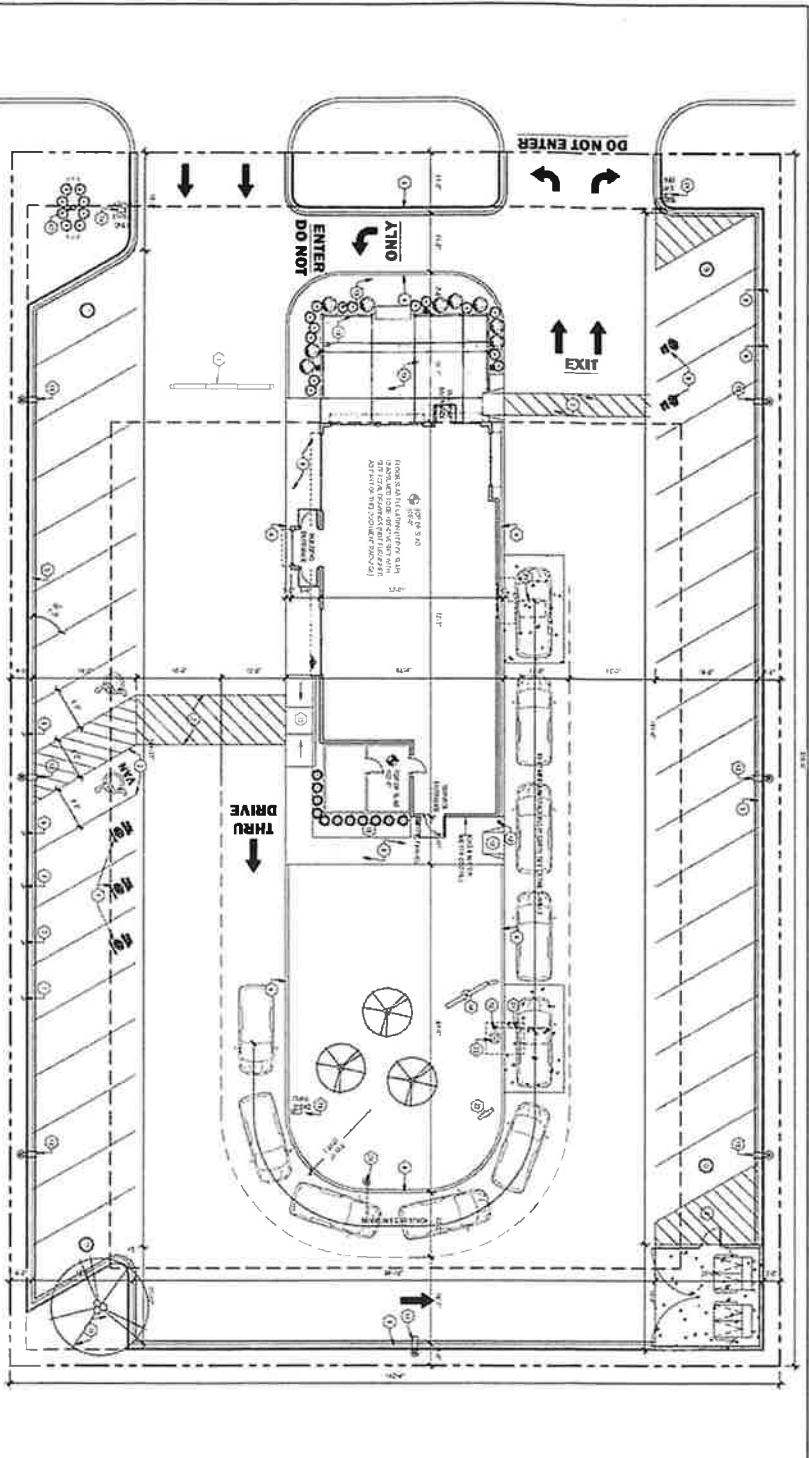


1 inch = 100 feet

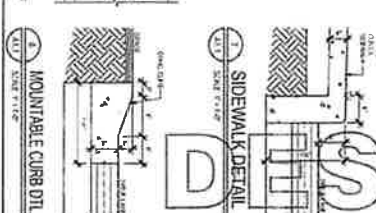
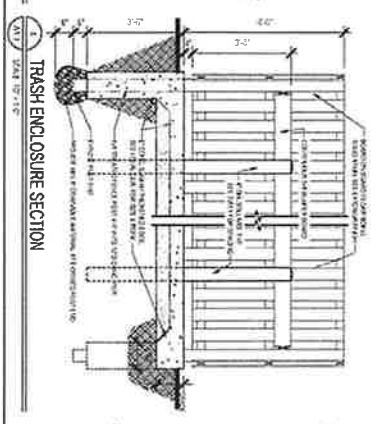
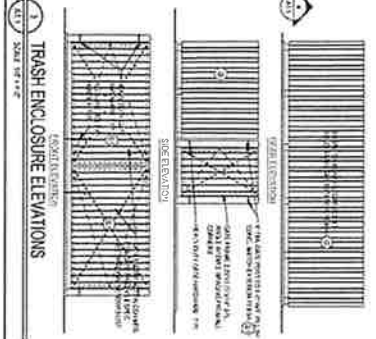
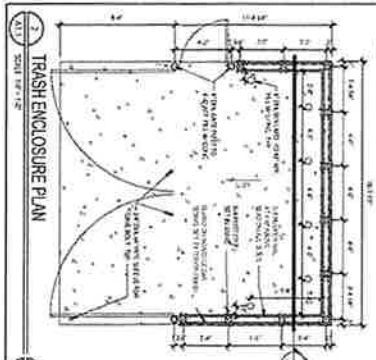
To Who It may concern

I intend on bulding a New Dairy Quon
on the subject Property. There will be a
~~double~~ double ~~drive~~ drive thru window and
Vehicle traffic will be one-way
to help traffic circulation from
can conflicting with the drive thru

ABP



Ⓢ TYPICAL SITE PLAN (FOR ILLUSTRATIVE PURPOSES ONLY)
SCALE: 1/8" = 1'-0"



- 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 2. FINISH GRADE SHALL BE AS SHOWN.
- 3. ALL CONCRETE SHALL BE 3000 PSI STRENGTH.
- 4. ALL CONCRETE SHALL BE FINISHED WITH BROOM.
- 5. ALL CONCRETE SHALL BE CURED WITH WET BURLAP.
- 6. ALL CONCRETE SHALL BE PROTECTED WITH 2" POLYURETHANE MEMBRANE.
- 7. ALL CONCRETE SHALL BE FINISHED WITH 1/2" POLYURETHANE MEMBRANE.
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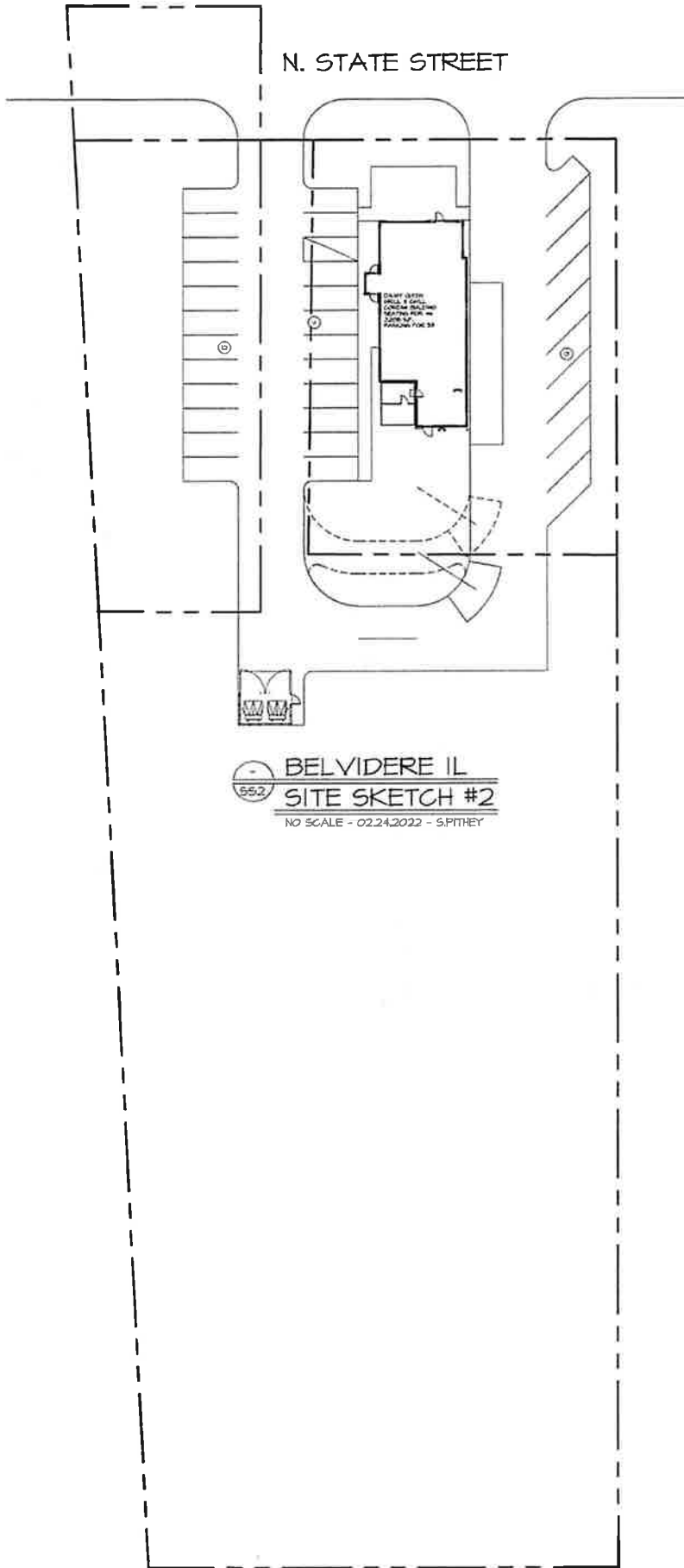
GRILL & GRILL
ARCHITECTURAL & CIVIL
DESIGN

MAIN STREET
TOWN SQUARE
ANY TOWN, USA.

SITE PLAN & DETAILS

A1.1

N. STATE STREET

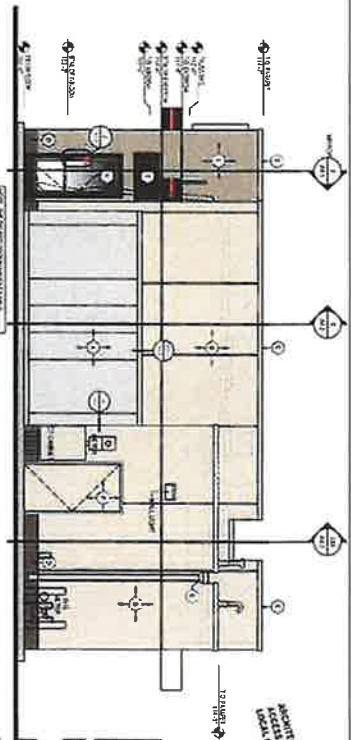


BELVIDERE IL
SITE SKETCH #2

NO SCALE - 02.24.2022 - SPITHEY



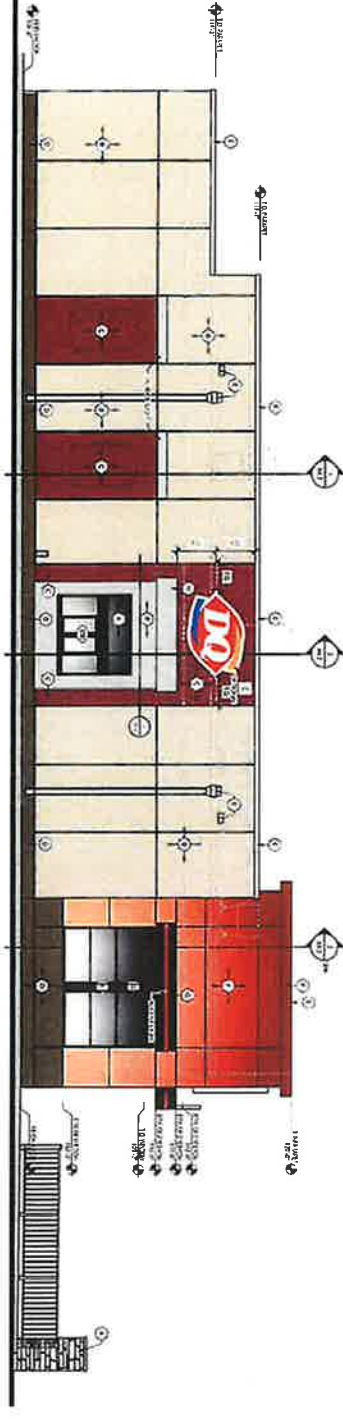
3 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



4 REAR ELEVATION
SCALE: 1/8" = 1'-0"



5 ENTRANCE ELEVATION
SCALE: 1/8" = 1'-0"



6 DRIVE-THRU ELEVATION
SCALE: 1/8" = 1'-0"

DESIGN INTENT

MAIN STREET
TOWN SQUARE
ANY TOWN, USA.



AMERICAN DIRT ROSES
INDEPENDENTS, MI, USA

DO GRILL & CHILL
DRIVE THRU RESTAURANT & CHILL
CONCEPT

DO GRILL & CHILL
DRIVE THRU RESTAURANT & CHILL
CONCEPT

| REVISION | DATE | DESCRIPTION |
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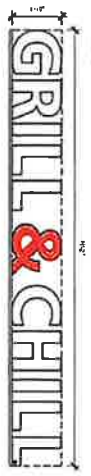
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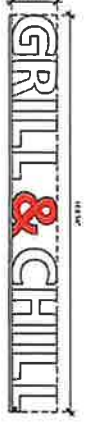
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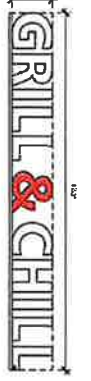
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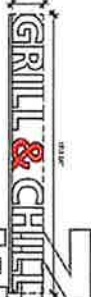
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103 1/4\"/>



104 1/4\"/>

2 BUILDING SIGNAGE



33 1/4\"/>



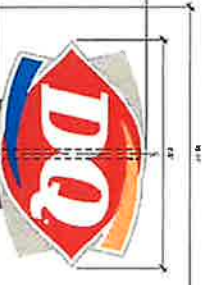
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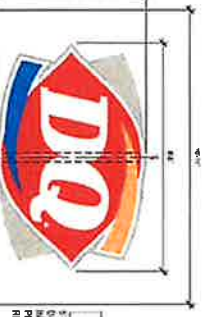
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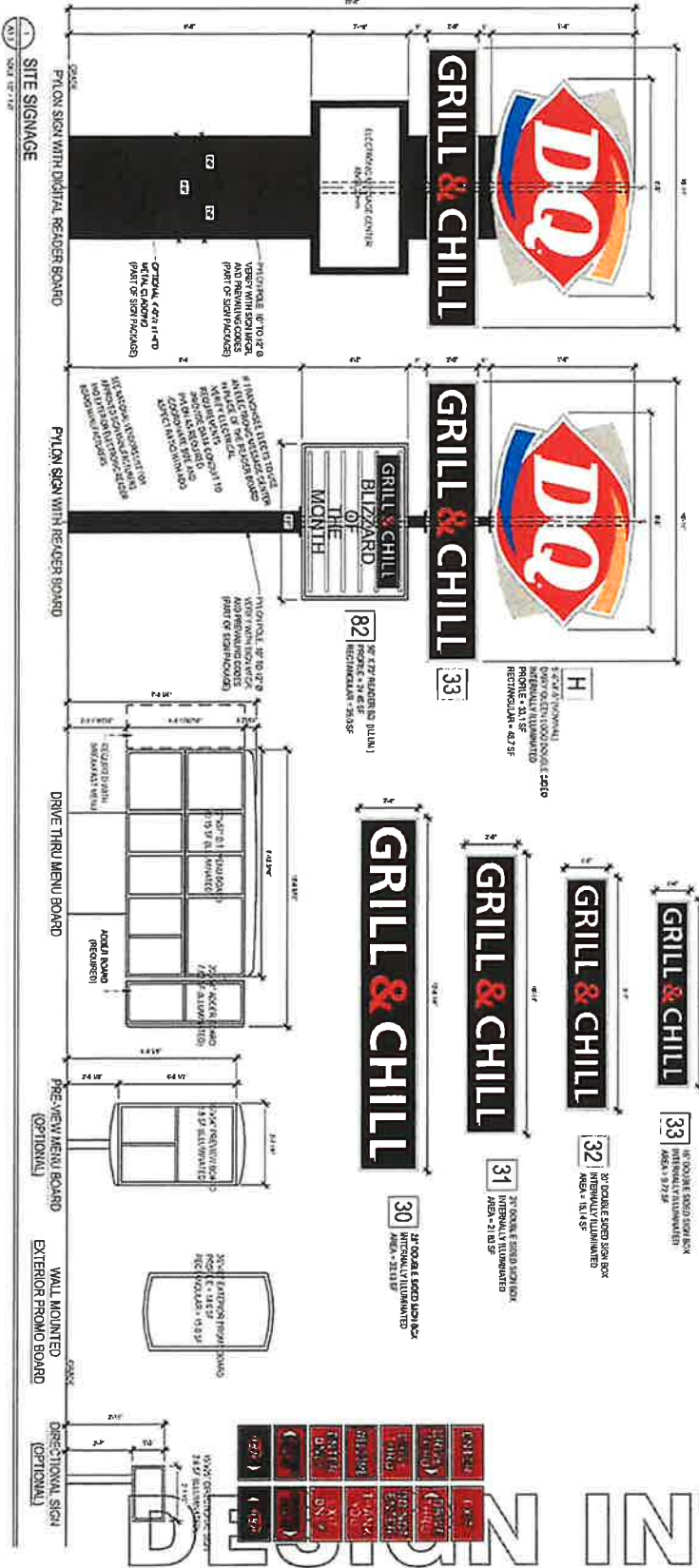
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39 1/4\"/>



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| ITEM | DESCRIPTION | REMARKS |
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MAIN STREET
TOWN SQUARE
ANY TOWN, USA.



GRILL & CHILL
AMERICAN DAILY CAFE
AMHERST, MA 01001



**Boone County
Soil & Water
Conservation District**

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

3 March 2022

SWCD NRI #: 1682

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: 1554 N. State St. Belvidere IL 61008
PIN(S): 05-23-351-007 05-23-351-013 05-23-351-008

| Contact | Petitioner | Owner |
|---|-----------------|-----------------|
| Nileshkumar Patel 1678 Eden Pl. Rockford, IL 61107 217-390-7962 dqbelvidere@gmail.com | Same as Contact | Same as Contact |

Request: Special Use

Sincerely,

Teagan Duffy
Boone County Soil & Water
Conservation District

Gina Delrose

From: Travis Tangye <ttangye@belviderefire.com>
Sent: Thursday, March 17, 2022 10:28 AM
To: Gina Delrose
Subject: Re: dairy queen request for comments

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,

In reference to proposed Dairy Queen, 1554 North State:

The only thing I see at this time that jumps out is we would like to request an address change. We have Taco Bell at 1580 further "south" on State Street. Hopefully an address between 1580 and 1640. Let me know if your records differ.

Respectfully,

Travis Tangye
Firefighter
Inspection Coordinator
Belvidere Fire Department



On Fri, Mar 11, 2022 at 12:52 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

Memo

To: Gina DelRose, Community Development Planner
From: Brent Anderson, Director of Public Works
Date: 3/23/2022
Re: Case #2022-04: DairyQueen, 1554 North State Street

Having reviewed the above referenced case, I would offer the following:

1. The owner will be required to provide storm water detention for the proposed development for any increase in the amount of impervious area over the existing condition.



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.

March 23, 2022

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

Email: gdelrose@ci.belvidere.il.us

Re: 2022-04; Patel, 1554 North State St*

Dear City of Belvidere,

We are in receipt of a copy of a special use request to permit in- vehicle sales. Specifically, a drive-through lane at 1554 North State Street (and the two adjacent parcels), Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.105(C)(5)(B)(2) In-Vehicle Sales or Service and 150.904 Special Use Review and Approval Procedures) in the GB, General Business District on approximately 2 acres. PINs: 05-23-351-007; 05-23-351-013; 05-23-351-008.

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: 2022-04; Patel, 1554 North State St*

Date: March 23, 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: 2022-04; Patel, 1554 North State St*
Date: March 23, 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

March 30, 2022

ADVISORY REPORT

CASE NO: 2022-05

APPLICANT: Murphy USA, 2005 Gateway Center Drive

REQUEST AND LOCATION:

The applicant, Jim Coyle, 21 S. Evergreen Avenue, #200, Arlington Heights, IL 60005 on behalf of the property owner, Murphy Oil USA Inc, AD Valorem Tax Dept PO Box 7300, El Dorado, AR 71731 is requesting a special use to permit a planned development in the PB, Planned Business District at 2005 Gateway Center Drive, Belvidere, IL 61008. The planned development will allow for the following departures: Sections 150.105(C)(4)(B)(2) allowing in-vehicle sales or service (gas station); 150.105(C)(4)(G)(2)(C) decreasing the minimum paved surface setback from five feet to zero feet for the side and rear yards; 150.707(E)(3)(A) allowing for lighting levels to be up to 3.5 foot-candles instead of 0.50 foot-candles at the property line; 150.710(F) allowing for mechanical units to be exposed; Table 150.1007(C)1 allowing for a freestanding sign to be 95.7 square feet instead of 83 square feet and 150.904 Special Use Review and Approval Procedures. The planned development is being requested in order to rebuild and enlarge the existing gas station. The property is irregular in shape and is 1.27 acres in size. PIN: 08-06-102-002.

EXISTING LAND USE ON SUBJECT PROPERTY AND ADJACENT PROPERTY:

Subject property: Murphy USA Gas Station

Adjacent property:

North: Vacant

South and East: Walmart

West: Multi-tenant Commercial Building

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 is part of the Gateway Center development which was annexed into the City of Belvidere in 2003. In 2004, the approximately 350 square-foot gas station was constructed.

2022-05, Murphy USA, 2005 Gateway Center Drive

The gas station was originally part of the Walmart property but in 2007 it was replatted, creating a 1.27-acre standalone property.

The applicant is proposing to tear down the gas station and construct a new 1,400 square-foot gas station. The rebuild as proposed requires a special use for a planned development that encompasses 5 deviations of the Belvidere Zoning Ordinance. One deviation is for the gas station land use itself. Two deviations are to bring existing nonconformities into compliance. Since the gas station was originally developed to be part of Walmart's parking lot, the eastern paved area extends all the way to the lot lines. The applicant desires for the paved area to remain as is. Also, since the paved area encircles the building, the applicant is requesting that the mechanicals not be screened from view. Screening is typically done by landscaping, however, due to the nature of the development, landscaping is being pushed to the perimeter of the property instead of the building itself.

The last two deviations are being created due to the redevelopment of the property. The applicant is requesting that the freestanding sign be 95.7 square feet instead of the allowable 83 square feet. This would not only allow for the southern property line to be considered in the square-footage calculations but also the curve of the property line. The applicant is also requesting for lighting levels to be up to 3.5 foot-candles to the north and east. Although these illumination levels exceed what the zoning ordinance requires, it will impact Walmart's parking lot which is already illuminated.

TREND OF DEVELOPMENT:

The subject property is located at the western edge of Walmart's parking lot within the Gateway Center commercial subdivision. Although no new development has occurred within the Gateway Center development or along Genoa Road, recently there has been renewed interest in the area.

COMPREHENSIVE PLAN:

The subject property is designated as "Planned Business" by the City of Belvidere Comprehensive Plan, adopted July 15, 1999. The Planned Business map category encourages high quality indoor commercial, office and institutional land uses, with generous landscaping and limited signage.

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) In-Vehicle Sales or Service and Indoor Commercial Entertainment**

The applicant would like to reconstruct a gas station that would service primarily passenger vehicles.

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

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

The applicant would like to maintain the current zero-foot pavement setback on the east side of the property that abuts the Walmart parking lot.

- **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 footcandles along portions of the north and east property lines. The brightest levels would abut Walmart's parking lot.

- **Article I, Section 150.710 Building Design and Exterior Construction Material Standards (F) Mechanical Equipment**

All mechanical equipment, including roof mounted, shall be integrated into the design of the structure to the extent possible, enclosed or screened as part of the overall architectural design.

Due to the nature of the development and orientation of the building and vehicle circulation patterns, the applicant is requesting that screening not be required.

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

The applicant is requesting to allow for a sign on the south side of the property that is 95.7 square feet instead of the permitted 83 square feet. The reason for the request is corporate standards for signage.

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 request for a gas station is not unreasonable for the location. The property is located adjacent to the Walmart parking lot, north of the I-90 Interchange. Due to the large parking area surrounding the property and being located within the Gateway Center development instead of along Genoa Road or Grant Highway, increased signage and illumination levels, reduced pavement setbacks and visible mechanicals will not have the same negative impacts they may have on other properties.

- 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 follows the Comprehensive Plan in terms of providing an indoor commercial land use with moderate landscaping and signage. The building will be significantly larger than what is currently there, helping to reduce the visual emphasis on vehicles instead of a masonry building.

- 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.

Traffic circulation patterns and access points are not changing. The biggest change to occur with the redevelopment of the gas station will be the increase in the building size from approximately 350 square feet to 1,400 square feet. This will allow for the gas station to be more in line with typical gas stations that offer a variety of goods to their patrons.

- 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.

The planned development is not changing the existing land use of the property. The deviations within the planned development are to either bring existing conditions into compliance or to allow for additional signage and lighting. The additional signage and lighting will be abutting Walmart's parking lot and not interfering with the future development of the vacant outlots found along Gateway Center Drive.

- 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.

The property is served with adequate utilities and public infrastructure.

- 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.

2022-05, Murphy USA, 2005 Gateway Center Drive

The land use itself is not uncommon within the City of Belvidere and appropriate for the location, near the I-90 Interchange. Although there will be increased signage and lighting, they will be located in a large parking lot and not visible from Genoa Road or Grant Highway.

SUMMARY OF FINDINGS:

The request for a gas station is not unreasonable for the location. The property is located adjacent to the Walmart parking lot, north of the I-90 Interchange. Due to the large parking area surrounding the property and being located within the Gateway Center development instead of along Genoa Road or Grant Highway, increased signage and illumination levels, reduced pavement setbacks and visible mechanicals will not have the same negative impacts they may have on other properties.

Traffic circulation patterns and access points are not changing. The biggest change to occur with the redevelopment of the gas station will be the increase in the building size from approximately 350 square feet to 1,400 square feet. This will allow for the gas station to be more in line with typical gas stations that offer a variety of goods to their patrons.

The planned development is not changing the existing land use of the property. The deviations within the planned development are to either bring existing conditions into compliance or allow for additional signage and lighting. The additional signage and lighting will be abutting Walmart's parking lot and not interfering with the future development of the vacant outlots found along Gateway Center Drive.

RECOMMENDATION:

Planning staff recommends the **approval** of case number **2022-05** subject to the following conditions:

1. The Planned Development shall be developed in substantial conformance with the site plan dated 3/8/22 unless otherwise noted.
2. The Planned Development shall be developed in substantial conformance with the photometrics plan dated February 2022 unless otherwise noted.
3. The Planned Development shall be developed in substantial conformance with the sign plan dated October 27, 2021.
4. 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.
5. The planned development is granting only the following flexible standards: Sections 150.105(C)(4)(B)(2) allowing in-vehicle sales or service (gas station); 150.105(C)(4)(G)(2)(C) decreasing the minimum paved surface setback from five feet to zero feet for the side and rear yards; 150.707(E)(3)(A) allowing for lighting levels to be up to 3.5 foot-candles instead of 0.50 foot-candles at the property line; 150.710(F) allowing for mechanical units to be exposed; Table 150.1007(C)1 allowing for a freestanding sign to be 95.7 square feet instead of 83 square feet.

Submitted by:

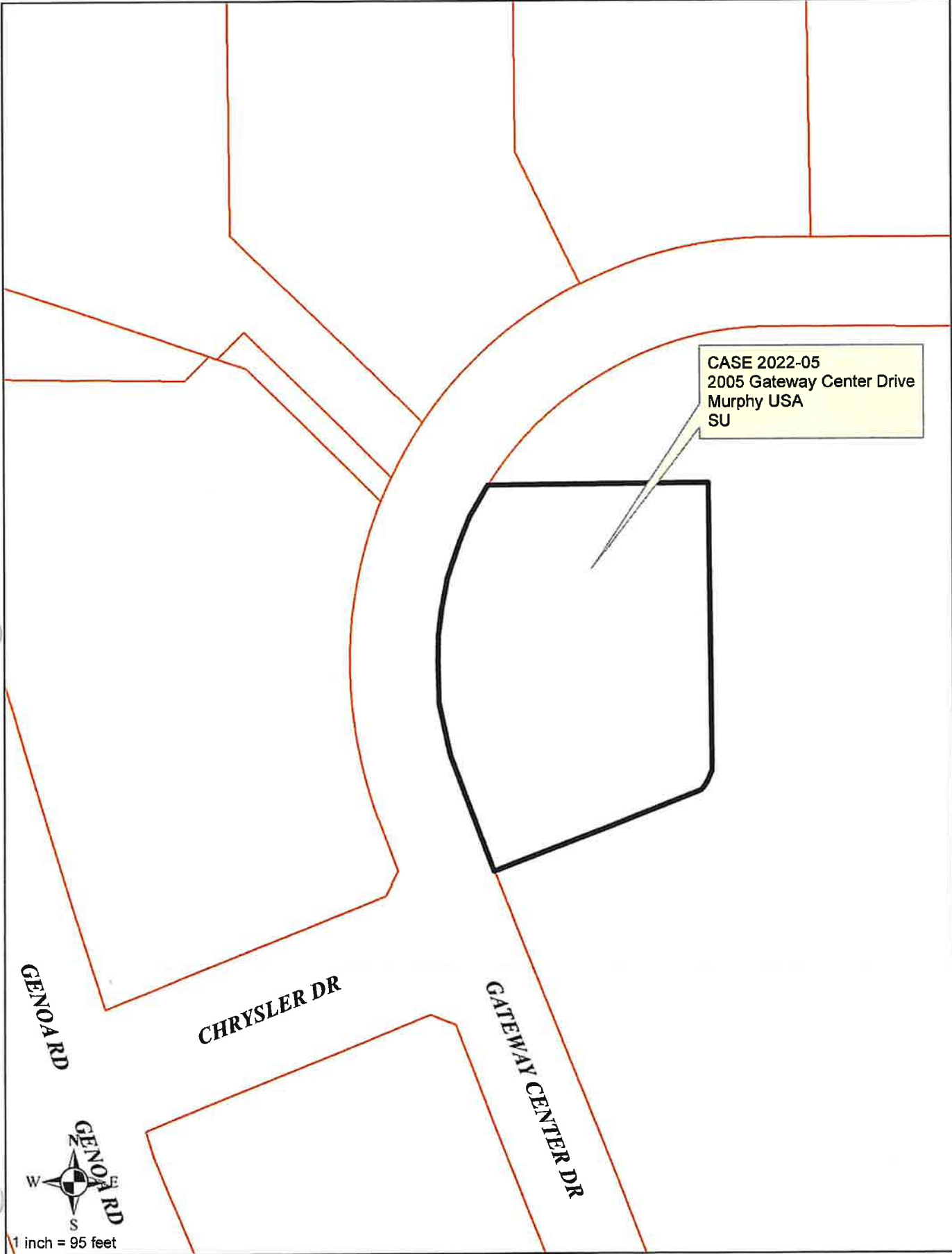

Gina DelRose
Community Development Planner

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 Plans Submitted by the Applicant.
5. Photometrics Plan Submitted by the Applicant.
6. Sign Plan Submitted by the Applicant.
7. Letter submitted by the Boone County Soil and Water Conservation District, Teagan Duffy, March 11, 2022.
8. Letter submitted by Amanda Mehl, Boone County Health Department, March 23, 2022.



CASE 2022-05
2005 Gateway Center Drive
Murphy USA
SU

GENOA RD

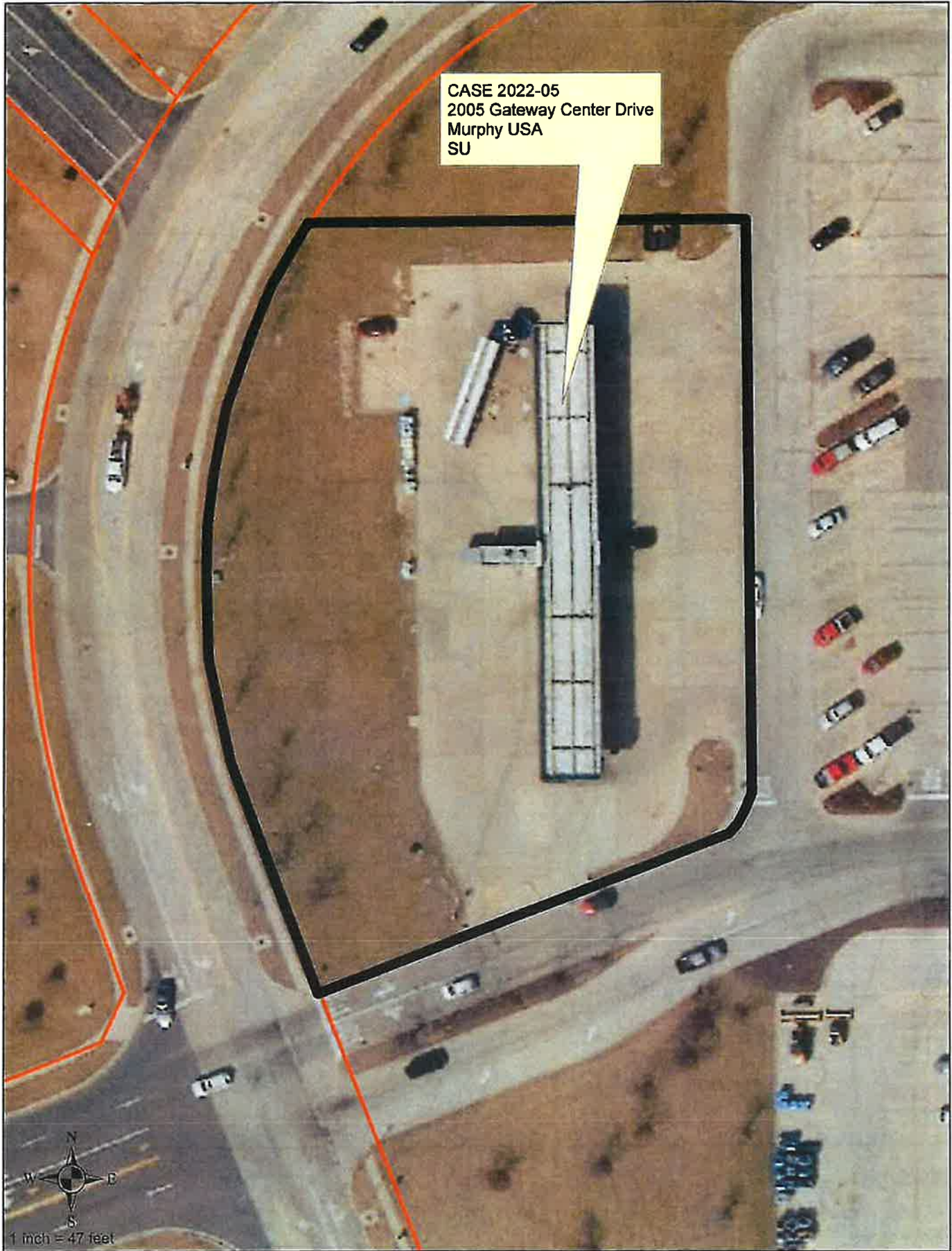
CHRYSLER DR

GATEWAY CENTER DR



1 inch = 95 feet

CASE 2022-05
2005 Gateway Center Drive
Murphy USA
SU





21 South Evergreen Avenue
Suite 200
Arlington Heights, IL 60005
847.788.9200
www.greenbergfarrow.com
We Are Global

March 8, 2022

To City of Belvidere
Gina DelRose
401 Whitney Boulevard
Belvidere IL 61008
815-547-7177

Project Murphy – Belvidere, IL
Project # 20210833.0
Re Special Use Application: Written Statement Detailing Request

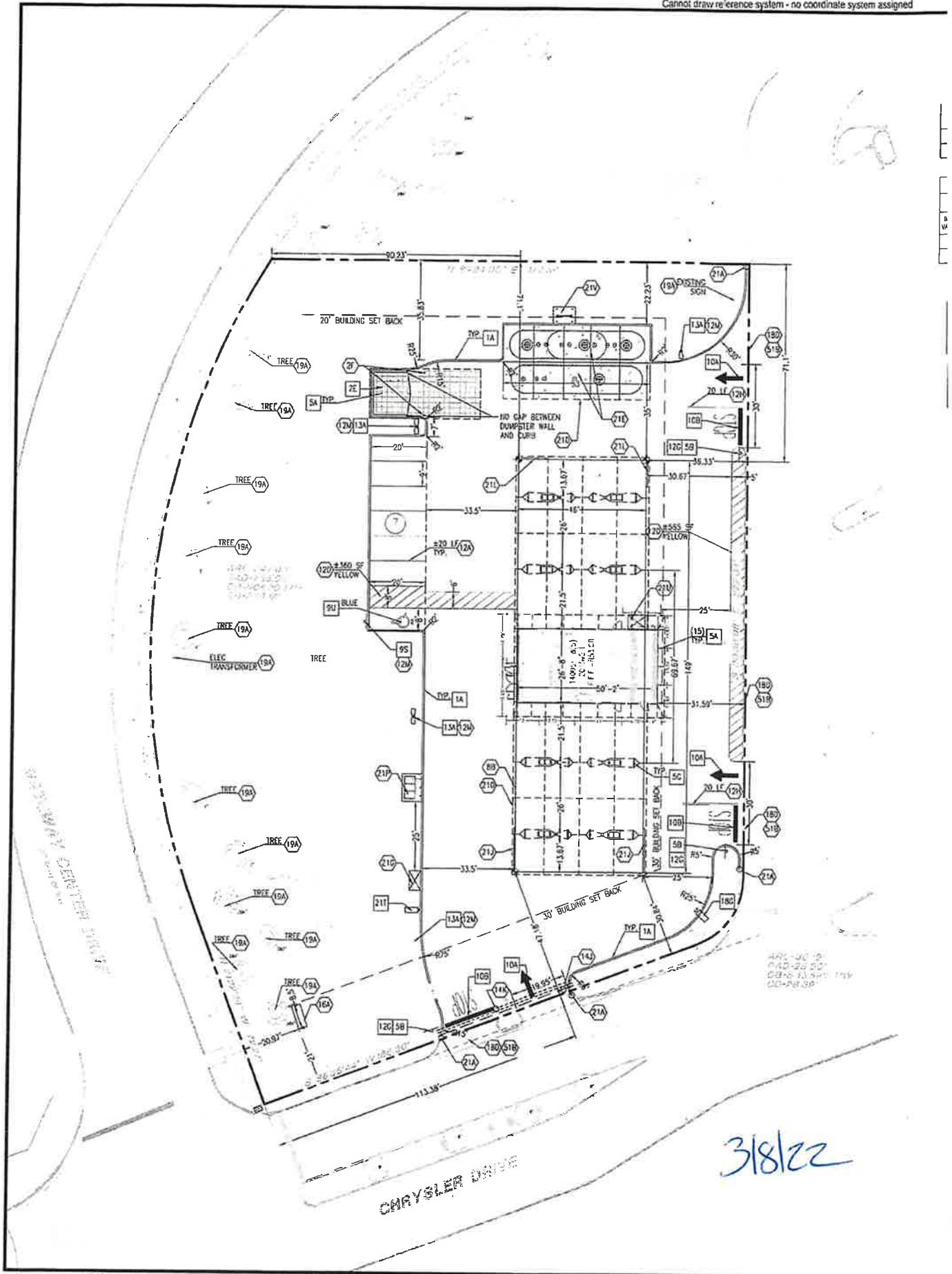
Gina,

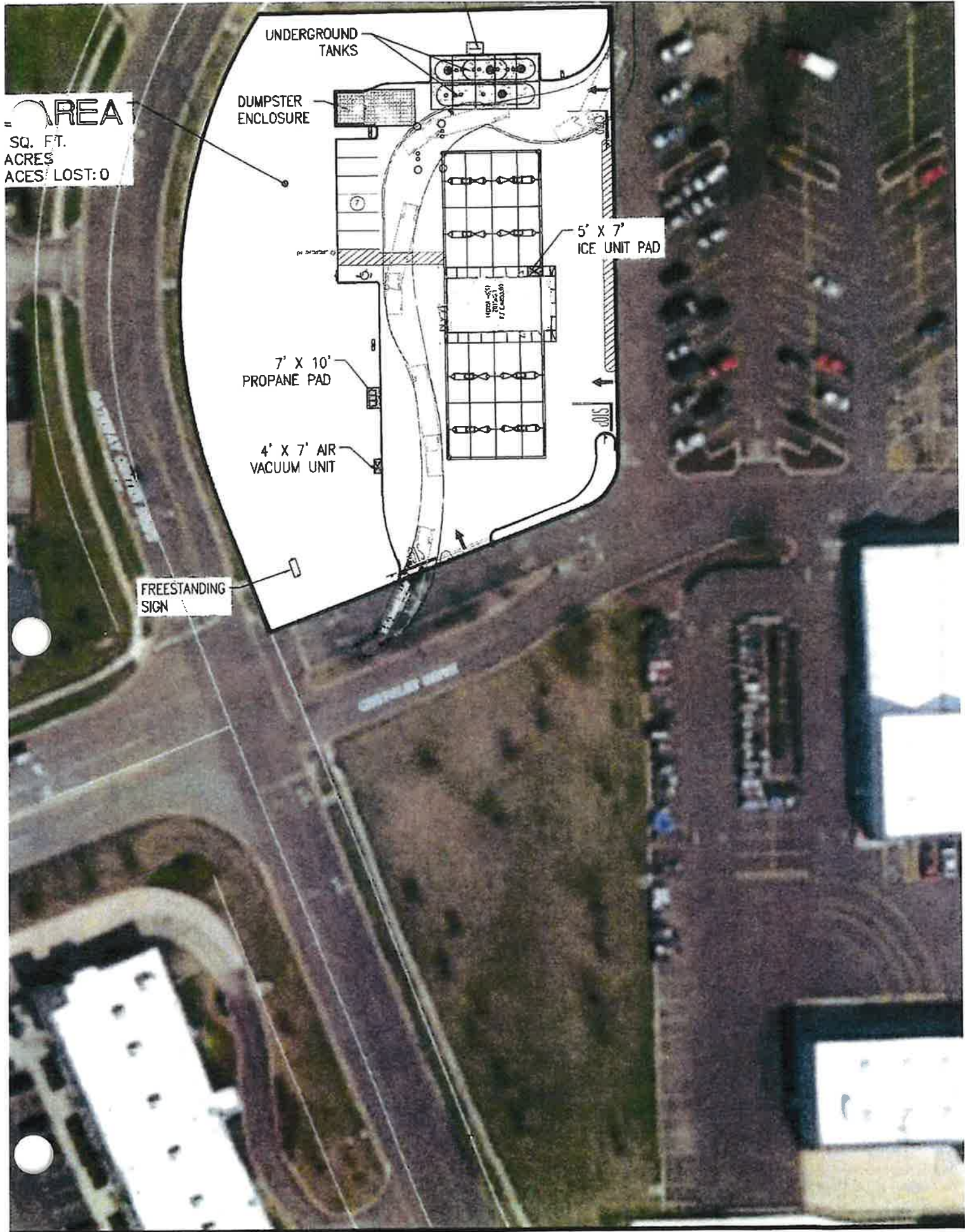
We are submitting an Application for Special Use for the proposed demolition and reconstruction of the existing Murphy Gas Station located at 2005 Gateway Center Dr, Belvidere, IL 61008. Murphy is seeking to increase the capacity at their existing gas station with additional pumps, and to bring a larger convenience store to the site to better serve their customers. We are requesting a special use for Planned Development, including a deviation for gas station use, a deviation from the required pavement setback, a deviation from mechanical screening requirements, a deviation from the maximum allowable pylon sign square footage and a deviation from the maximum allowable footcandles at the property line. Since there is an existing gas station on the site, we are looking to maintain that use. We are also looking to maintain the pavement setbacks of the existing gas station. The new Murphy building is prefabricated and screening the mechanical units would require changes to the prototypical design. We would also like to clarify the maximum allowable pylon sign square footage as 95.7 square feet. Lastly, we would like to exceed the maximum allowable footcandles at the property line, as the gas station is abutting a parking lot so neighbors will not be disturbed.

Should you have any questions, please don't hesitate to contact me. We look forward to sharing the project at the Belvidere Planning & Zoning Commission hearing.

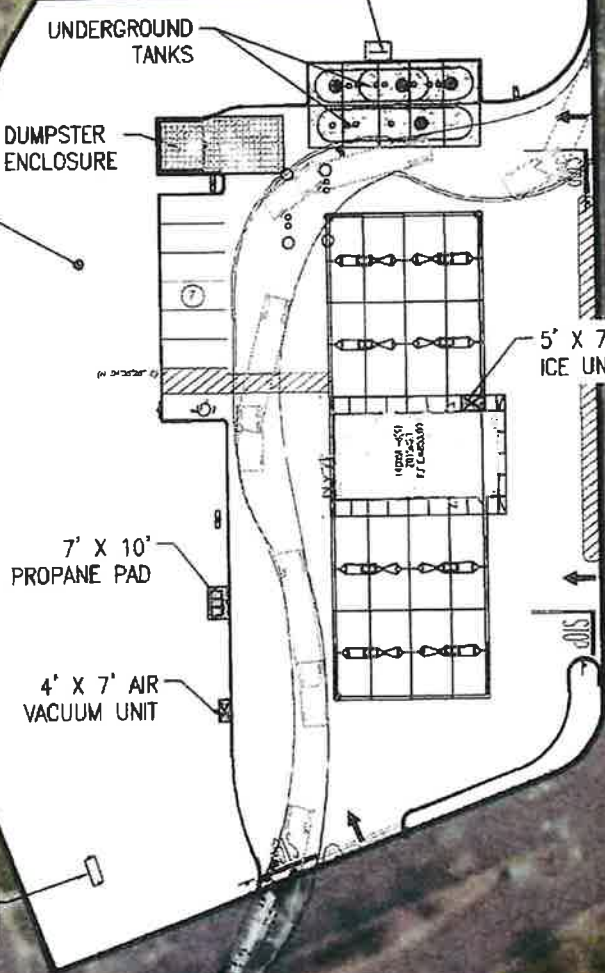
Thank you,

Jon Cairns
224-389-6615
jcairns@greenbergfarrow.com





AREA
SQ. FT.
ACRES
ACES LOST: 0



FREESTANDING SIGN

7' X 10' PROPANE PAD

4' X 7' AIR VACUUM UNIT

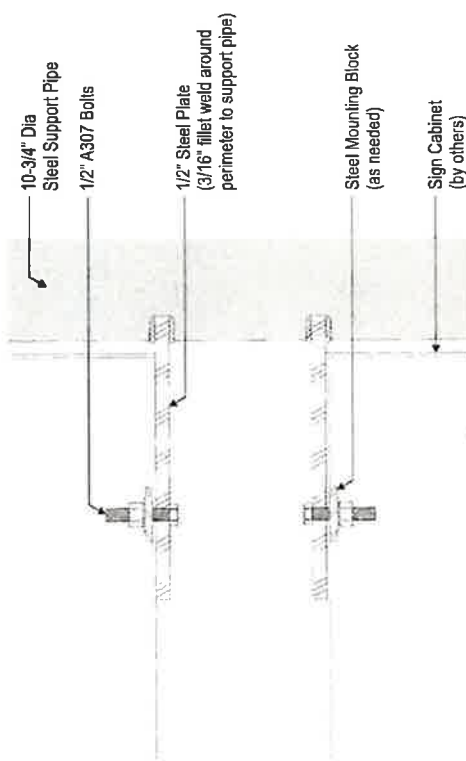
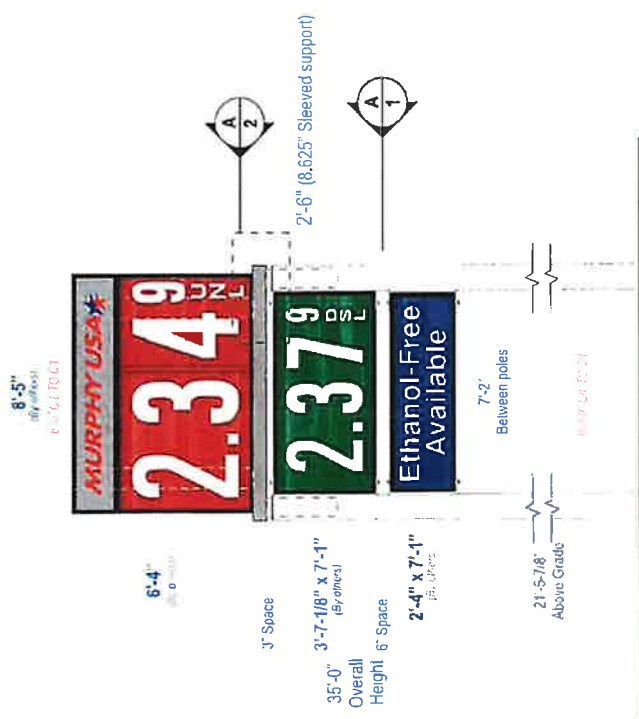
5' X 7' ICE UNIT PAD

UNDERGROUND TANKS

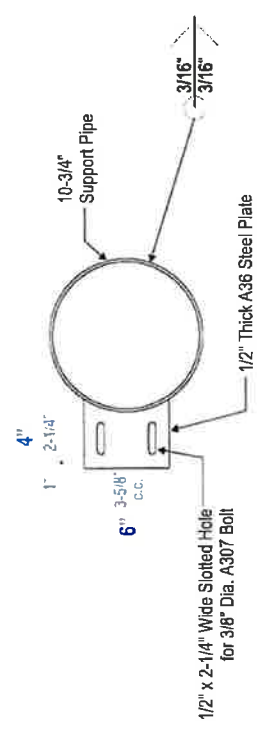
DUMPSTER ENCLOSURE

CABINET MOUNTING DETAIL

Scale: 3/16" = 1'-0"
94.8 square feet



A-1
Side Section Detail
Scale: 3" = 1'-0"



A-2
Plate Detail
Scale: 1-1/2" = 1'-0"

| | | | | |
|---|--|--------------------------|---------------------------------|---|
| Stratus™ stratusunlimited.com 4830 Tyler Boulevard Mundeville, OH 43069 888.503.4569 | CLIENT: MURPHY USA ADDRESS: 2015 GATEWAY CENTER DR BELVIDERE, IL 61008-5301 | ORDER NUMBER: 1157670 | PROJECT NUMBER: 82972 | REV # Req # Date/Artist Description Orig # 34787 06/20/14 RW Revised height Rev 1 332400 09/20/14 RW Revised height Rev 2 355862 10/27/14 RW Added engineering |
| | PAGE NO.: 7 | SITE NUMBER: 10664 | PROJECT MANAGER: Kevin Horne | ELECTRONIC FILE NAME: MURPHY'S USA\2014\110664_RevIdare |



**Boone County
Soil & Water
Conservation District**

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

11 March 2022

SWCD NRI #: 1684

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: 2005 Gateway Center Dr., Belvidere, IL 61008
PIN(S): 08-06-102-002

| Contact | Petitioner | Owner |
|--|-----------------|---|
| Jim Coyle 21 S Evergreen Ave, Suite 200 Arlington Heights, IL, 60005 | Same as Contact | Murphy Oil USA Inc. Ad Valorem Tax Dept. PO Box 7300 El Dorado, AR, 71731-7300 |
| 630-327-1417 jcoyle@greenbergfarrow.com | | |

Request: Special Use for planned development: gas station

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.

March 23, 2022

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

Email: gdelrose@ci.belvidere.il.us

Re: 2022-05; Murphy Oil, 2005 Gateway Center Drive

Dear City of Belvidere,

We are in receipt of a copy of a special use request to permit a planned development in the PB, Planned Business District at 2005 Gateway Center Drive, Belvidere, IL 61008. The planned development will allow for the following departures: Sections 150.105(C)(4)(2) allowing in-vehicle sales or service (gas station); 150.105 (C) (4)(G)(2)(C) decreasing the minimum paved surface setback from five feet to zero feet for the side and rear yards; 150.707(E)(3)(A) allowing for lighting levels to be up to 3.5 foot – candles instead of 0.50 foot – candles at the property line; 150.710(F) allowing for mechanical units to be exposed; Table 150.1007(C)1 allowing for a freestanding sign to be 95.7 square feet instead of 83 square feet and 150.904 Special Use Review and Approval Procedures. The planned development is being requested in order to rebuild and enlarge the existing gas station. PIN: 08-06-102-002

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: 2022-05; Murphy Oil, 2005 Gateway Center Drive

Date: March 23, 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: 2022-05; Murphy Oil, 2005 Gateway Center Drive

Date: March 23, 2022

Page: 3 of 3

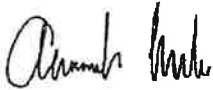
- a. if hot or cold foods are not maintained at that temperature for more than 12 hours and are restricted to same day service;
- b. if preparing foods for service from raw ingredients uses only minimal assembly; and
- c. foods served at an establishment that require complex preparation (whether canned,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

April 4, 2022

ADVISORY REPORT

CASE NUMBER: 2022-07

APPLICANT: Kelly Farms, Preliminary Plat

REQUEST:

The applicant is requesting preliminary plat approval of the 3-lot Kelly Farms Subdivision.

LOCATION AND DESCRIPTION OF SITE:

The subject property is northeast of Irene Road and Grant Highway and is bounded by the railroad to the north and Townhall Industrial Park to the east. It is approximately 175 acres in size and is in row crop production with farmsteads (see attached aerial photo). PINs: 05-32-400-005; 05-33-300-001; 05-33-300-002; 05-33-300-004; 05-33-300-005 and 05-33-100-006.

BACKGROUND:

In addition to the preliminary plat request, the applicant has also applied for annexation, rezoning (to General Business District and Heavy Industrial District) and a final plat for Kelly Farms Subdivision. The subdivision will allow for the realignment of Irene Road and extension of the Morreim Drive cul-de-sac.

The realignment of Irene Road will be beneficial for semi-truck traffic. The current configuration which includes two 90-degree turns has led to negative traffic incidences in the past. However, due to the realignment of Irene Road, a small 8-acre parcel is being created in the southwest corner of the property. Due to the size of the parcel, the applicant is requesting commercial zoning. While the large parcels east of Irene Road will be zoned industrial. The south 52-acre parcel may be subdivided in the future. The Morreim Drive cul-de-sac is being extended so that there is a secondary means of access to the industrial parcels.

A traffic impact study was conducted based on the proposed subdivision plat and anticipated land uses.

The Boone County Conservation District provided suggestions for Best Management Practices for groundwater recharge, landscaping and environmental impacts the development of the subdivision could create. Staff strongly encourages future development to adhere to these Best Management Practices.

2022-07; Kelly Farms Subdivision Preliminary Plat

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:

Provided that the suggested conditions of approval are met, the Preliminary Plat of Kelly Farms 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 Kelly Farms Subdivision (case number **2022-07**) subject to the following conditions:

1. The phrase "hereby dedicated" shall be removed from Irene Road and Morreim Drive.
2. The word "proposed" shall be added to Irene Road and Morreim Drive.
3. The annexation line and text shall be removed from the plat and legend.
4. The second page (certificate blocks and easement language) is not required for a preliminary plat.
5. The perimeter boundaries of the subdivision shall be depicted by a thicker line than the interior lot lines.
6. The western boundary line of the subdivision plat shall be extended to mirror the western annexation boundary line, not Irene Road.
7. Per Section 151.23.a.4 of the Belvidere Subdivision Ordinance, the names of adjacent land owners shall be included on the plat.
8. Per Section 151.25.b.7 of the Belvidere Subdivision Ordinance, the name, address and phone number of the surveyor, property owner and engineer shall be reflected on the plat.
9. Per Section 151.25.b.10 of the Belvidere Subdivision Code, a subsurface drainage study shall be completed and submitted for review.
10. Per Section 151.25.b.15 and 151.25.b.16 of the Belvidere Subdivision Code, explanations of easements and endorsements of the property owner and Planning Commission shall be included on the plat.
11. All public improvements shall be completed in accordance with approved construction plans for the development. An engineer's estimate of cost for the public improvements to be completed as a part of this project shall be submitted along with the construction plans for the development.
12. A Performance Bond or Letter-of-Credit is required for all public improvements on forms provided by the City and must be submitted prior to the recording of the Final Plat or prior to the approval and release of the construction plans for the development by the Director of Public Works.
13. A construction inspection fee in the amount of three percent of the approved engineer's estimate of costs for the public improvements must be paid to the City Clerk prior to approval and release of the construction plans for the development by the Director of Public Works.
14. 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 but the City at the time of Final Plat submittal.
15. Ownership and maintenance responsibility of the detention areas must be included in the final plats.
16. The plat shall be in compliance with all applicable codes, ordinances, and agreements.

Submitted by:

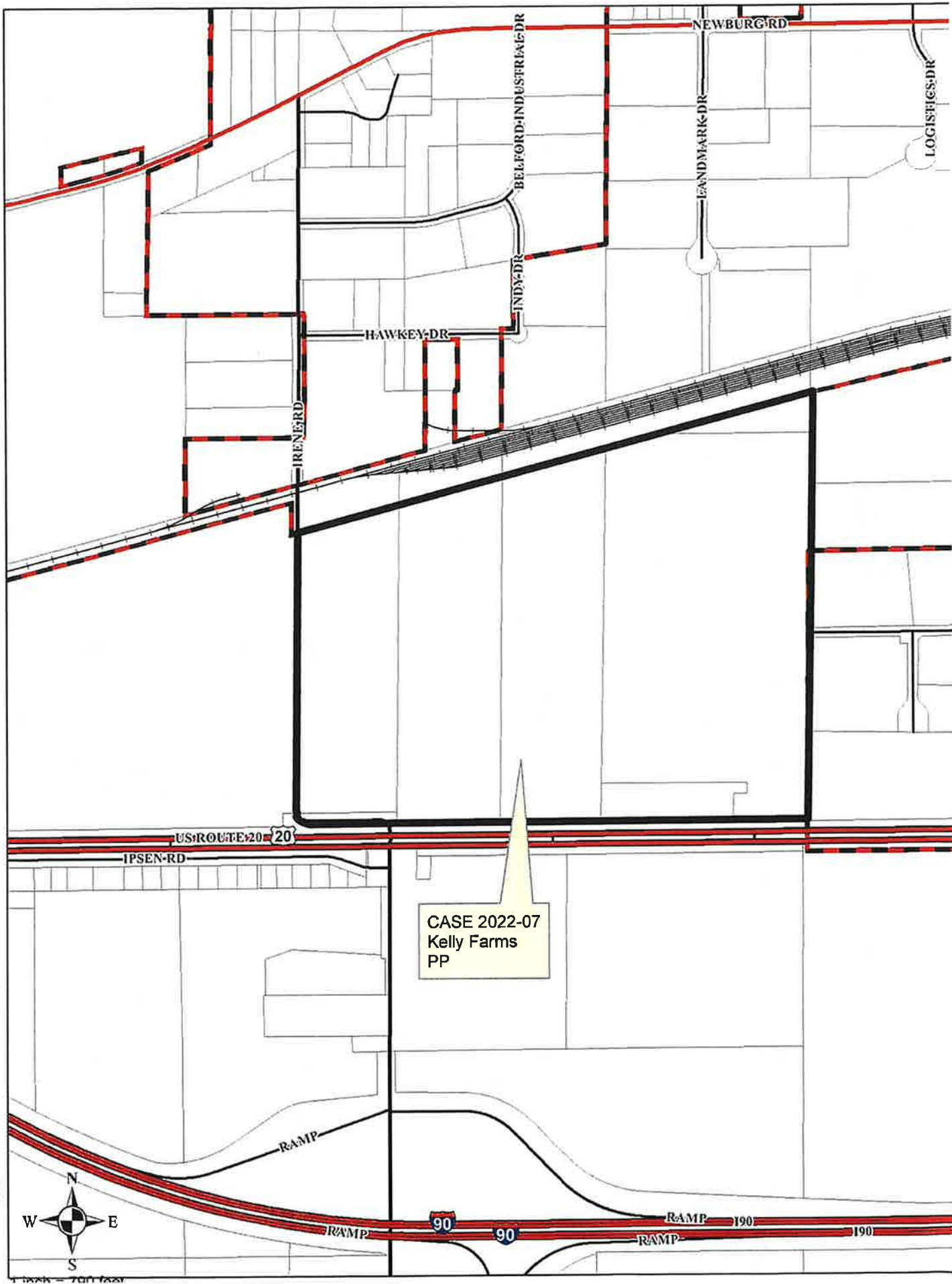


Gina DelRose
Community Development Planner

2022-07; Kelly Farms Subdivision Preliminary Plat

ATTACHMENTS

1. Location Map by Planning Staff.
2. Aerial Photo with Platting by Planning Staff.
3. Memo from Belvidere Public Works Department, Brent Anderson, March 23, 2022.
4. Plat notations from Hampton, Lenzini and Renwick, Inc.
5. Letter from Boone County Conservation District, Dan Kane, March 25, 2022.
6. Preliminary Plat for Kelly Farms Subdivision by Pinnacle Engineer Group, dated March 4, 2022.



CASE 2022-07
Kelly Farms
PP



Scale = 200 feet



CASE 2022-07
Kelly Farms
PP

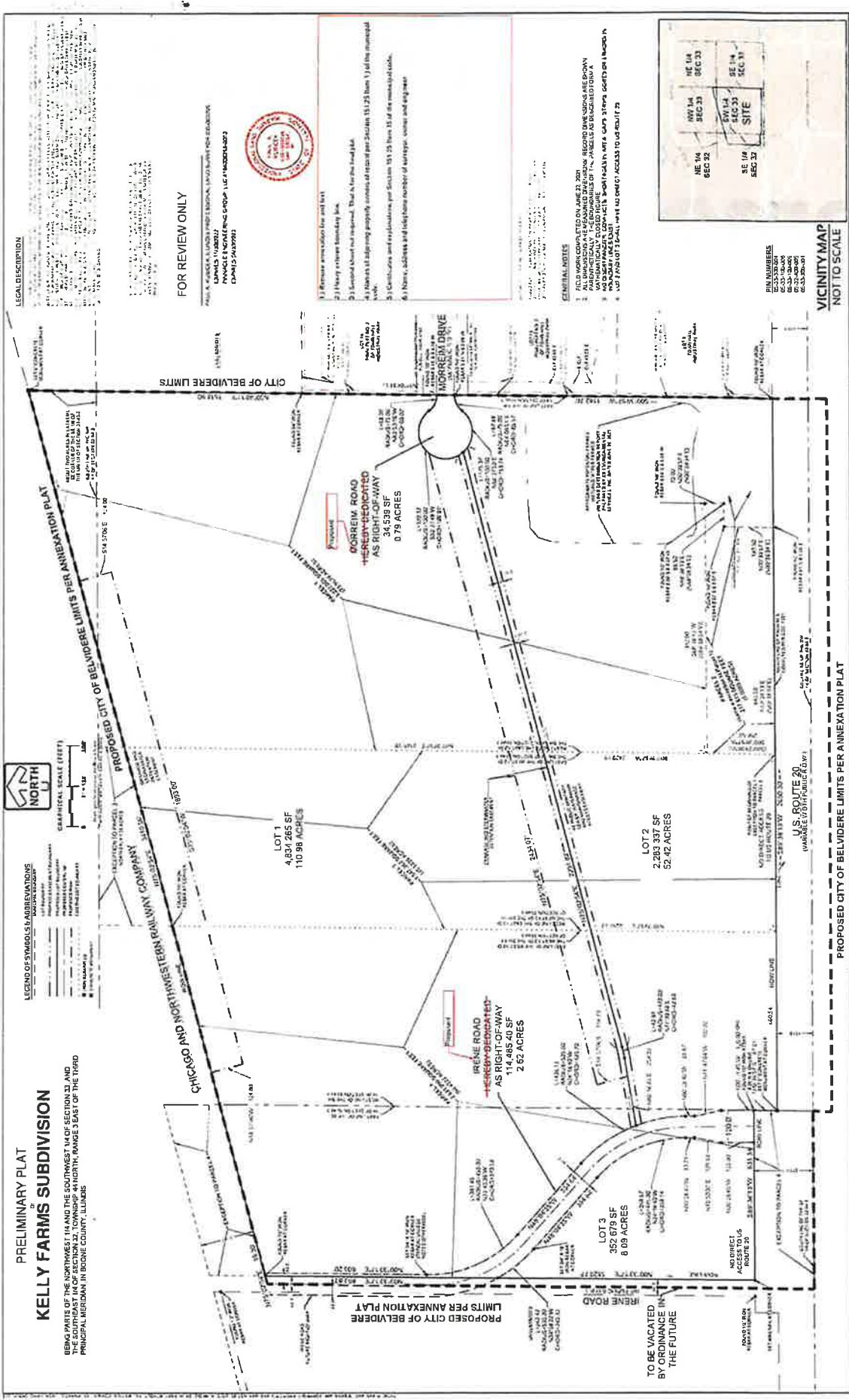
Memo

To: Gina DelRose, Community Development Planner
From: Brent Anderson, Director of Public Works
Date: 3/23/2022
Re: Review of Preliminary Plat – Kelly Farms Subdivision (Case No. 2022-07)

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

1. All public improvements shall be completed in accordance with approved construction plans for the development. An engineer's estimate of cost for the public improvements to be completed as a part of this project shall be submitted along with the construction plans for the development.
2. A Performance Bond or Letter-of-Credit is required for all public improvements on forms provided by the City and must be submitted prior to recording of the Final Plat or approval and release of the construction plans for the development by the Director of Public Works.
3. A construction inspection fee in the amount of three percent of the approved engineer's estimate of cost for the public improvements must be paid to the City Clerk prior to approval and release of the construction plans for the development by the Director of Public Works.
4. 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.
5. Ownership and maintenance responsibility of the detention areas must be included in the final plats.

All other provisions of the subdivision control ordinance will be required unless specifically waived by the City Council.



PRELIMINARY PLAT
KELLY FARMS SUBDIVISION
 BEING PARTS OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 33 AND THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 44 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN IN BOONE COUNTY, ILLINOIS

LEGEND OF SYMBOLS & ABBREVIATIONS
 PROPERTY BOUNDARIES
 UNDEVELOPED LAND
 EXISTING UTILITY LINES
 PROPOSED UTILITY LINES
 EASEMENTS
 RIGHT-OF-WAY BOUNDARIES
 CITY OF BELVIDERE LIMITS

LEGAL DESCRIPTION
 THE PARTS OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 33 AND THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 44 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN IN BOONE COUNTY, ILLINOIS, AS SHOWN ON THE ATTACHED SURVEY MAP.

FOR REVIEW ONLY
 PINNACLE ENGINEERING GROUP, LLC 1140204002
 DANIEL S. DAVIS

GENERAL NOTES
 1. ALL DIMENSIONS ARE PERMANENT DIMENSIONS. RECORD DRAWINGS ARE DOWN TO SCALE. ALL DIMENSIONS ARE PERMANENT DIMENSIONS OF THE PROJECT AS DESCRIBED ON A SURVEY MAP.
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 3. CONVEYANCE AND EASEMENTS PER SECTION 151.25, BURN 13 OF THE MUNICIPAL CODE.
 4. NAME, ADDRESS AND TELEPHONE NUMBER OF SURVEYOR, OWNER AND ENGINEER.

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 4. NAME, ADDRESS AND TELEPHONE NUMBER OF SURVEYOR, OWNER AND ENGINEER.

PROPOSED CITY OF BELVIDERE LIMITS PER ANNEXATION PLAT

CHICAGO AND NORTHWESTERN RAILWAY COMPANY

LOT 1
 4,534,265 SF
 103.90 ACRES

LOT 2
 2,283,337 SF
 52.42 ACRES

LOT 3
 856,016 SF
 19.46 ACRES

DORREIM ROAD
 HEREBY DEDICATED AS RIGHT-OF-WAY
 34,539 SF
 0.79 ACRES

IRENE ROAD
 HEREBY DEDICATED AS RIGHT-OF-WAY
 114,485.40 SF
 2.62 ACRES

MORREM DRIVE

US ROUTE 20

TO BE VACATED BY ORDINANCE IN THE FUTURE

VICINITY MAP
 NOT TO SCALE

| | | | | |
|---|--|--|---|---|
| REVISIONS NO. DATE BY 1 11/15/11 JLD 2 11/15/11 JLD | | PRELIMINARY PLAT OF KELLY FARMS SUBDIVISION | LOCATION : 2424 & 2444 US ROUTE 20 BELVIDERE, IL | PINNACLE ENGINEERING GROUP 1140204002 |
| REVISIONS NO. DATE BY 1 11/15/11 JLD 2 11/15/11 JLD | | | | |



Boone County Conservation District
603 North Appleton Road
Belvidere, Illinois 61008

Office Phone: (815) 547-7935

Website: bccdil.org

March 25, 2022

Ms. Gina DelRose
Community Development Planner
City of Belvidere
401 Whitney BLVD, Suite 300
Belvidere, Illinois 61008

Re: 2022-07; Kelly Farms Subdivision (Preliminary Plat)

Ms. DelRose:

The Boone County Conservation District Staff have reviewed the packet of information you mailed requesting our review and comments.

I contacted Teagan Duffy, Resource Conservationist, with the Boone County Conservation District to request a copy of the Natural Resources Information (NRI) Report prepared for this project. Ms. Duffy indicated that her office had not yet received an application to prepare a NRI report for this site. It is now my understanding that this application was received on or about March 24th. It would be helpful for me to prepare comments and suggestions with the aid/benefit of the information usually provided in the NRI report. Given the deadline to submit comments indicated in the review packet, we will provide some input now and may seek to provide additional input as this project moves forward.

Here are the comments that we can provide now:

- The Boone County Water Preservation and Protection Alliance created a map titled "Boone County Sensitive Aquifer Recharge Areas." This map is attached with this document as a reference.
 - This map highlights areas that have soils and underlying geologic materials with saturated hydraulic conductivity (Ksat) ratings at or above 5 centimeters per hour. These areas are shown in red and labeled as "High Recharge Area" in the map legend.
 - Groundwater is the sole source for the community's potable water supply.
 - Taking steps to protect and preserve the sustainability of this community's water supply is equally important for residents and businesses.
 - Ensuring a sustainable water supply involves implementing Best Management Practices that strategically facilitate groundwater recharge to the groundwater aquifers the community depends on.
 - Equally important, is ensuring that the quality of groundwater recharge meets the standards for as many uses as possible, including potable water uses.
- The Kelly Farms Subdivision Preliminary Plat Map is located within an area shown to be a "High Recharge Area."
 - The Application For Plat of Subdivision Approval indicates proposed zoning for Heavy Industrial and Commercial uses, specifically indicating Commercial and Industrial Warehousing. Such uses will convert the existing farmland (which reflects

the natural geomorphic setting) to significant area of impervious surfaces (paved areas, buildings, roadways, compacted soils, and other features that will greatly reduce or impede natural water infiltration).

- Impervious surfaces, such as paved parking areas and buildings that intercept precipitation can significantly reduce groundwater recharge unless the project is designed to mitigate this by effectively routing the relatively clean water portion (typically water runoff from rooftops) to be infiltrated into the shallow, near surface, aquifer.
- Surface water runoff from parking areas needs to be managed separately as this water commonly becomes affected by contaminants associated with parked vehicles and/or management of snow and ice (leaked motor oil, antifreeze, brake fluid, road de-icing agents, etc..).
 - Stormwater runoff from parking areas and roadways is likely to transport first flush contaminants to the detention basins shown on the preliminary plat. Given the probability of high groundwater recharge from these stormwater management features, the need to address water quality should become an additional objective of this stormwater management system.
 - Stormwater management features can provide a dual function. Designing these features to incorporate native plant species can help mitigate the some of the contaminants associated with stormwater runoff, absorption of nutrients, improved groundwater infiltration, and provide habitat for pollinator species such as monarch butterflies and the rusty patched bumble bee – both local species in greatest need of conservation.
- Utilizing native plant species to establish habitat for pollinators.
 - The project area may have locations where native habitat could be established. The BCCD can provide information about establishing native pollinator habitat and the many benefits this could provide. For example, native plants can:
 - Contribute to carbon sequestration.
 - Provide critical habitat for rare and declining species of concern
 - Improve groundwater infiltration and water quality
 - Provide facility employees increased access to nature and contributing to employee wellness
 - Be managed (once established) with minimal labor and expense
 - Large roof area – would this project lend itself to the additional function of producing solar energy to off-set its own carbon footprint and reduce its operational costs?

Thank you for providing this opportunity to provide input on this project. This project is a large one and may be the first in many like it to come to this area. Our agency is hopeful that this project can demonstrate leadership by including stormwater management features that will effectively protect and sustain the quantity, quality, and character of groundwater recharge, which provides this community's water supply.

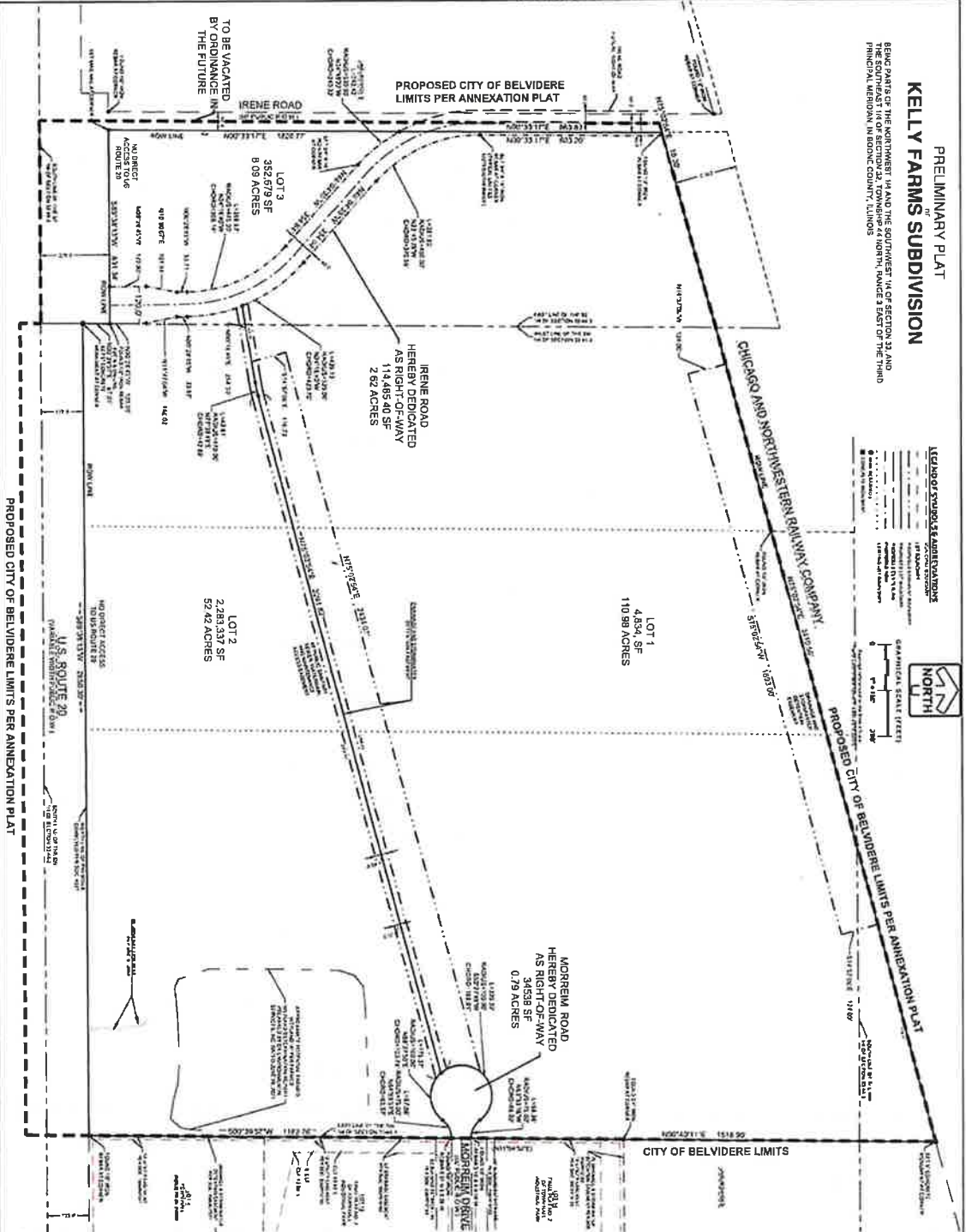
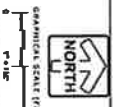
Sincerely,


Dan Kane PG, Executive Director

**PRELIMINARY PLAT
OF
KELLY FARMS SUBDIVISION**

BEING PARTS OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 23 AND THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN IN BROWN COUNTY, ILLINOIS

LEGEND OF SYMBOLS & ABBREVIATIONS



LEGAL DESCRIPTION:
 KELLY FARMS SUBDIVISION BEING PARTS OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 23 AND THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN IN BROWN COUNTY, ILLINOIS.

FOR REVIEW ONLY

PAUL A. HANCOCK, ILLINOIS PROFESSIONAL LAND SURVEYOR 03-402318
 DEMPSEY'S SURVEYING
 Pinnacle Engineering Group, LLC #18008918-0010
 DPN#213 20220223

GENERAL NOTES:
 1. THIS PLAT IS A PRELIMINARY PLAT.
 2. ALL DIMENSIONS SHOWN ON THIS PLAT ARE AS SHOWN ON THE SURVEY RECORDS.
 3. THE SURVEY RECORDS ARE THE ORIGINAL RECORDS AND SHALL BE KEPT IN THE OFFICE OF THE SURVEYOR.
 4. THIS PLAT IS SUBJECT TO ALL RECORDS, DEEDS, EASEMENTS, AND OTHER INSTRUMENTS ON FILE WITH THE CLERK OF THE CLERK OF RECORDS IN BROWN COUNTY, ILLINOIS.
 5. THIS PLAT IS SUBJECT TO ALL RECORDS, DEEDS, EASEMENTS, AND OTHER INSTRUMENTS ON FILE WITH THE CLERK OF THE CLERK OF RECORDS IN BROWN COUNTY, ILLINOIS.
 6. THIS PLAT IS SUBJECT TO ALL RECORDS, DEEDS, EASEMENTS, AND OTHER INSTRUMENTS ON FILE WITH THE CLERK OF THE CLERK OF RECORDS IN BROWN COUNTY, ILLINOIS.
 7. THIS PLAT IS SUBJECT TO ALL RECORDS, DEEDS, EASEMENTS, AND OTHER INSTRUMENTS ON FILE WITH THE CLERK OF THE CLERK OF RECORDS IN BROWN COUNTY, ILLINOIS.

ACRES:
 LOT 1: 4,894 SF = 110.88 ACRES
 LOT 2: 2,283,337 SF = 52.42 ACRES
 LOT 3: 352,679 SF = 8.08 ACRES
 HEREBY DEDICATED AS RIGHT-OF-WAY: 119,485.40 SF = 2.82 ACRES
 MORSREM ROAD HEREBY DEDICATED AS RIGHT-OF-WAY: 34,558 SF = 0.79 ACRES

PERMITS:
 03-402318
 03-37186202
 03-37186203
 03-37186201

VICINITY MAP NOT TO SCALE

REVISIONS

| NO. | DATE | REVISION | BY |
|-----|------|----------|----|
| | | | |
| | | | |
| | | | |

**LOCATION : 2424 & 2444 US ROUTE 20
BELVIDERE, IL**

**PRELIMINARY PLAT OF
KELLY FARMS
SUBDIVISION**

**SHEET 1
OF 2
SURVEY**

OWNERS CERTIFICATE
STATE OF ILLINOIS } 55
COUNTY OF BOONE } 55

THIS IS TO CERTIFY THAT THE UNRECORDED IS THE CORNER OF THE LAND DESCRIBED IN THE AMENDED PLAN AND THAT THE CERTIFICATE FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STATUTE AND THE PROVISIONS SPECIFIED THEREIN.

OWNER: _____
ADDRESS: _____
STATE OF ILLINOIS } 55
COUNTY OF BOONE } 55

NOTARY CERTIFICATE
STATE OF ILLINOIS } 55
COUNTY OF BOONE } 55

A NOTARY PUBLIC HAVING FOR THE FORESAID STATE AND COUNTY DO I HEREBY CERTIFY THAT I AM A NOTARY PUBLIC UNDER THE PROVISIONS OF THE STATUTE IN THIS RESPECTIVE JURISDICTION AND THAT I AM QUALIFIED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS.

WARRANTEE CONSENT TO PLAN
STATE OF ILLINOIS } 55
COUNTY OF BOONE } 55

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED IN THE AMENDED PLAN AND THAT I HAVE RECEIVED A COPY OF THE PLAN AND HAVE REVIEWED THE SAME AND HEREBY CONSENT TO THE SAME AND HEREBY ACKNOWLEDGE THE EXECUTION OF THE PLAN AND HEREBY CERTIFY THAT I HAVE RECEIVED THE AMOUNT OF MONEY REQUIRED TO RECORD THE PROPOSED IMPROVEMENTS.

NOTARY CERTIFICATE
STATE OF ILLINOIS } 55
COUNTY OF BOONE } 55

A NOTARY PUBLIC HAVING FOR THE FORESAID STATE AND COUNTY DO I HEREBY CERTIFY THAT I AM A NOTARY PUBLIC UNDER THE PROVISIONS OF THE STATUTE IN THIS RESPECTIVE JURISDICTION AND THAT I AM QUALIFIED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS.

RECORDER'S CERTIFICATE
STATE OF ILLINOIS } 55
COUNTY OF BOONE } 55

THIS PLAN WAS FILED FOR RECORD IN THE RECORDS OF THE PUBLIC WORKS DEPARTMENT OF THE CITY OF BELVIDERE, ILLINOIS, ON THE _____ DAY OF _____, 20____, AND IS RECORDED IN THE PLAT INDEX UNDER THE NUMBER _____.

RECORDER'S CERTIFICATE
STATE OF ILLINOIS } 55
COUNTY OF BOONE } 55

THIS PLAN WAS FILED FOR RECORD IN THE RECORDS OF THE PUBLIC WORKS DEPARTMENT OF THE CITY OF BELVIDERE, ILLINOIS, ON THE _____ DAY OF _____, 20____, AND IS RECORDED IN THE PLAT INDEX UNDER THE NUMBER _____.

CITY CLERK'S CERTIFICATE
STATE OF ILLINOIS } 55
COUNTY OF BOONE } 55

I COLLECTOR OF THE CITY OF BELVIDERE DO I HEREBY CERTIFY THAT THERE ARE NO ENCUMBRANCES ON UPWARD CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY OTHER DEBTS OR LIABILITIES THAT THE CITY HAS NOT BEEN PAID OR OTHERWISE SATISFIED AS OF THE DATE OF THIS CERTIFICATE.

PUBLIC WORKS DEPARTMENT CERTIFICATE
STATE OF ILLINOIS } 55
COUNTY OF BOONE } 55

I, THE CITY ENGINEER, DO HEREBY CERTIFY THAT THIS PLAN HAS BEEN EXAMINED BY ME AND FOUND TO CONFORM WITH THE CITY ORDINANCES AND THAT I HAVE RECEIVED A COPY OF THE PLAN AND HAVE REVIEWED THE SAME AND HEREBY CONSENT TO THE SAME AND HEREBY ACKNOWLEDGE THE EXECUTION OF THE PLAN AND HEREBY CERTIFY THAT I HAVE RECEIVED THE AMOUNT OF MONEY REQUIRED TO RECORD THE PROPOSED IMPROVEMENTS.

PUBLIC WORKS DEPARTMENT CERTIFICATE
STATE OF ILLINOIS } 55
COUNTY OF BOONE } 55

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PUBLIC WORKS DEPARTMENT CERTIFICATE
STATE OF ILLINOIS } 55
COUNTY OF BOONE } 55

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CITY PLANNER'S CERTIFICATE
STATE OF ILLINOIS } 55
COUNTY OF BOONE } 55

I, THE CITY PLANNER, DO HEREBY CERTIFY THAT THIS PLAN HAS BEEN EXAMINED BY ME AND FOUND TO CONFORM WITH THE CITY ORDINANCES AND THAT I HAVE RECEIVED A COPY OF THE PLAN AND HAVE REVIEWED THE SAME AND HEREBY CONSENT TO THE SAME AND HEREBY ACKNOWLEDGE THE EXECUTION OF THE PLAN AND HEREBY CERTIFY THAT I HAVE RECEIVED THE AMOUNT OF MONEY REQUIRED TO RECORD THE PROPOSED IMPROVEMENTS.

PRELIMINARY PLAT OF KELLY FARMS SUBDIVISION

BEING PARTS OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 33 AND THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 44 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN BOONE COUNTY, ILLINOIS

CITY COUNCIL CERTIFICATE
STATE OF ILLINOIS } 55
COUNTY OF BOONE } 55

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF BELVIDERE, ILLINOIS, HAS MET AND HAS PASSED A RESOLUTION APPROVING THE PLAN AND HEREBY CERTIFY THAT THE CITY ENGINEER HAS BEEN PAID FOR HIS SERVICES AND THAT THE CITY ENGINEER HAS RECEIVED A COPY OF THE PLAN AND HAS REVIEWED THE SAME AND HEREBY CONSENTS TO THE SAME AND HEREBY ACKNOWLEDGES THE EXECUTION OF THE PLAN AND HEREBY CERTIFIES THAT HE HAS RECEIVED THE AMOUNT OF MONEY REQUIRED TO RECORD THE PROPOSED IMPROVEMENTS.

SCHOOL DISTRICT CERTIFICATE
STATE OF ILLINOIS } 55
COUNTY OF BOONE } 55

I, THE SCHOOL DISTRICT CLERK, DO HEREBY CERTIFY THAT THIS PLAN HAS BEEN EXAMINED BY ME AND FOUND TO CONFORM WITH THE SCHOOL DISTRICT ORDINANCES AND THAT I HAVE RECEIVED A COPY OF THE PLAN AND HAVE REVIEWED THE SAME AND HEREBY CONSENT TO THE SAME AND HEREBY ACKNOWLEDGE THE EXECUTION OF THE PLAN AND HEREBY CERTIFY THAT I HAVE RECEIVED THE AMOUNT OF MONEY REQUIRED TO RECORD THE PROPOSED IMPROVEMENTS.

UTILITY COMPANIES CERTIFICATE
STATE OF ILLINOIS } 55
COUNTY OF BOONE } 55

WE, THE UTILITIES COMPANIES, DO HEREBY CERTIFY THAT THIS PLAN HAS BEEN EXAMINED BY US AND FOUND TO CONFORM WITH OUR RESPECTIVE ORDINANCES AND THAT WE HAVE RECEIVED A COPY OF THE PLAN AND HAVE REVIEWED THE SAME AND HEREBY CONSENT TO THE SAME AND HEREBY ACKNOWLEDGE THE EXECUTION OF THE PLAN AND HEREBY CERTIFY THAT WE HAVE RECEIVED THE AMOUNT OF MONEY REQUIRED TO RECORD THE PROPOSED IMPROVEMENTS.

FRONTIER COMMUNICATIONS
STATE OF ILLINOIS } 55
COUNTY OF BOONE } 55

WE, FRONTIER COMMUNICATIONS, DO HEREBY CERTIFY THAT THIS PLAN HAS BEEN EXAMINED BY US AND FOUND TO CONFORM WITH OUR RESPECTIVE ORDINANCES AND THAT WE HAVE RECEIVED A COPY OF THE PLAN AND HAVE REVIEWED THE SAME AND HEREBY CONSENT TO THE SAME AND HEREBY ACKNOWLEDGE THE EXECUTION OF THE PLAN AND HEREBY CERTIFY THAT WE HAVE RECEIVED THE AMOUNT OF MONEY REQUIRED TO RECORD THE PROPOSED IMPROVEMENTS.

CONTRACT COMMUNICATIONS
STATE OF ILLINOIS } 55
COUNTY OF BOONE } 55

WE, CONTRACT COMMUNICATIONS, DO HEREBY CERTIFY THAT THIS PLAN HAS BEEN EXAMINED BY US AND FOUND TO CONFORM WITH OUR RESPECTIVE ORDINANCES AND THAT WE HAVE RECEIVED A COPY OF THE PLAN AND HAVE REVIEWED THE SAME AND HEREBY CONSENT TO THE SAME AND HEREBY ACKNOWLEDGE THE EXECUTION OF THE PLAN AND HEREBY CERTIFY THAT WE HAVE RECEIVED THE AMOUNT OF MONEY REQUIRED TO RECORD THE PROPOSED IMPROVEMENTS.

GENERAL EASEMENT PROVISIONS
1. ANY EASEMENT IS RESERVED FOR AND GRANTED TO THE DESIGNATED GOVERNMENTAL BODIES AND AGENCIES AND THEIR RESPECTIVE SUBSIDIARIES AND AGENCIES WITHIN THE MEANS SHOWN BY DOTTED LINES ON THE PLAN AND MARKED EASEMENT, TO INSTALL, MAINTAIN, REPAIR, REPLACE AND OPERATE WATER MAINS, SEWER MAINS, GAS MAINS, TELEPHONE LINES, CABLES, AND OTHER UTILITIES AND TO CONSTRUCT, MAINTAIN, REPAIR, REPLACE AND OPERATE THE SAME AND TO OCCUPY AND USE THE SAME FOR THE PURPOSES OF INSTALLING, MAINTAINING, REPAIRING, REPLACING AND OPERATING THE SAME AND TO OCCUPY AND USE THE SAME FOR THE PURPOSES OF INSTALLING, MAINTAINING, REPAIRING, REPLACING AND OPERATING THE SAME AND TO OCCUPY AND USE THE SAME FOR THE PURPOSES OF INSTALLING, MAINTAINING, REPAIRING, REPLACING AND OPERATING THE SAME.

2. IF THE GRADE OF THE SUBDIVISION PROPERTY MUST BE ALTERED OR IF STORM AND SANITARY SEWERS FACILITIES REQUIRE THAT THE UNDERGROUND UTILITY OR CABLE TRENCHES BE LOCATED ON THE PROPERTY, THE ENGINEER SHALL BE AUTHORIZED TO LOCATE SUCH UTILITY OR CABLE TRENCHES ON THE PROPERTY IN ANY MANNER THAT HE DEEMES NECESSARY WITHOUT THE NECESSARY EASEMENT PROVISIONS.

EASEMENT PROVISIONS
EASEMENT FOR EGRESS AND UTILITIES AND OTHER INCURRY WITH UTILITIES AND COMMUNICATIONS SERVICES RESERVED FOR AND GRANTED TO PUBLIC UTILITIES AND COMMUNICATIONS COMPANIES.

THESE RESPECTIVE UTILITIES, SERVICES AND AGENCIES SHALL HAVE THE RIGHT TO CROSS, PASS OVER, UNDER, THROUGH, ACROSS, OVER AND UNDER ANY AND ALL PARTS OF THE PROPERTY SHOWN ON THE PLAN AND TO INSTALL, MAINTAIN, REPAIR, REPLACE AND OPERATE THE SAME AND TO OCCUPY AND USE THE SAME FOR THE PURPOSES OF INSTALLING, MAINTAINING, REPAIRING, REPLACING AND OPERATING THE SAME.

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THESE RESPECTIVE UTILITIES, SERVICES AND AGENCIES SHALL HAVE THE RIGHT TO CROSS, PASS OVER, UNDER, THROUGH, ACROSS, OVER AND UNDER ANY AND ALL PARTS OF THE PROPERTY SHOWN ON THE PLAN AND TO INSTALL, MAINTAIN, REPAIR, REPLACE AND OPERATE THE SAME AND TO OCCUPY AND USE THE SAME FOR THE PURPOSES OF INSTALLING, MAINTAINING, REPAIRING, REPLACING AND OPERATING THE SAME.

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Pinnacle Engineering Group
1200 N. WASHINGTON ST. SUITE 1000
MOUNTAIN VIEW, MO 64154
TEL: 816.261.1111 FAX: 816.261.1112
WWW.PINNACLE-ENG.COM

LOCATION: 2424 & 2444 US ROUTE 20 BELVIDERE, IL

PRELIMINARY PLAT OF KELLY FARMS SUBDIVISION

| | |
|-----------|-------|
| REVISIONS | SHEET |
| | 2 |
| | 2 |

SURVEY

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

April 5, 2022

ADVISORY REPORT

CASE NUMBER: 2022-08

APPLICANT: Kelly Farms, Final Plat

REQUEST:

The applicant is requesting final plat approval of the 3-lot Kelly Farms Subdivision.

LOCATION AND DESCRIPTION OF SITE:

The subject property is northeast of Irene Road and Grant Highway and is bounded by the railroad to the north and Townhall Industrial Park to the east. It is approximately 175 acres in size and is in row crop production with farmsteads (see attached aerial photo). PINs: 05-32-400-005; 05-33-300-001; 05-33-300-002; 05-33-300-004; 05-33-300-005 and 05-33-100-006.

BACKGROUND:

In addition to the final plat request, the applicant has also applied for annexation and rezoning to both the General Business District and the Heavy Industrial District. The subdivision will allow for the realignment of Irene Road and extension of the Morreim Drive cul-de-sac.

The realignment of Irene Road will be beneficial for semi-truck traffic. The current configuration which includes two 90-degree turns has led to negative traffic incidences in the past. Due to the realignment of Irene Road, however, a small 8-acre parcel is being created in the southwest corner of the property. Due to the size of the parcel, the applicant is requesting commercial zoning while the large parcels east of Irene Road will be zoned industrial. The south 52-acre parcel may be subdivided in the future. The Morreim Drive cul-de-sac is being extended so that there is a secondary means of access to the industrial parcels.

A traffic impact study was conducted based on the proposed subdivision plat and anticipated land uses.

The Boone County Conservation District provided suggestions for Best Management Practices for groundwater recharge, landscaping and environmental impacts the development of the subdivision could create. Staff strongly encourages future development to adhere to these Best Management Practices.

2022-08; Kelly Farms Subdivision Final Plat

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:

Provided that the suggested conditions of approval are met, the Preliminary Plat of Kelly Farms 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 Kelly Farms Subdivision (case number **2022-07**) subject to the following conditions:

1. The perimeter boundary line shall be listed in the legend.
2. The western boundary line of the subdivision plat shall be extended to mirror the western annexation boundary line, not Irene Road.
3. The distance between the west boundary line and the right-of-way line shall be noted on the plat.
4. The overall bearing and distance along the eastern boundary shall be noted on the plat.
5. A utility easement shall be placed along the western border of the subdivision that is wide enough to encompass the existing Nicor Gas line and any other utilities currently located along Irene Road.
6. Lot 2 shall have a utility easement.
7. Existing Lot Boundary Lines shall be removed.
8. A drainage overlay needs to be submitted for review and approval prior to final plat approval.
9. A request to waive sidewalk requirements shall be made to the City Council.
10. The Surveyor's Certificate Block, Owner's Certificate Block and Notary's Certificate Block shall be revised to mirror the language found in Appendix A of the Belvidere Subdivision Code.
11. The Public Works Department Certificate Block shall state "Plat" not "Plates".
12. The Illinois Department of Transportation Certificate Block shall state "Approved" not "Approves".
13. The Planning Commission Certificate Block shall be removed.
14. All public improvements shall be completed in accordance with approved construction plans for the development. An engineer's estimate of cost for the public improvements to be completed as a part of this project shall be submitted along with the construction plans for the development.
15. A Performance Bond or Letter-of-Credit is required for all public improvements on forms provided by the City and must be submitted prior to the recording of the Final Plat or prior to the approval and release of the construction plans for the development by the Director of Public Works.
16. A construction inspection fee in the amount of three percent of the approved engineer's estimate of costs for the public improvements must be paid to the City Clerk prior to approval and release of the construction plans for the development by the Director of Public Works.
17. Unless other arrangements are approved by the City Council, the developer shall pay all normal, customary and standard permit, inspection, tap-on, connection, recapture, basin and other fees that are required but the City at the time of Final Plat submittal.
18. Ownership and maintenance responsibility of the detention areas must be included in the final plat.

2022-08; Kelly Farms Subdivision Final Plat

19. The revised plat shall be presented to the planning department for review and approval before any signatures are obtained.
20. 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.
21. The final plat shall be in compliance with all applicable codes, ordinances and agreements.

Submitted by:

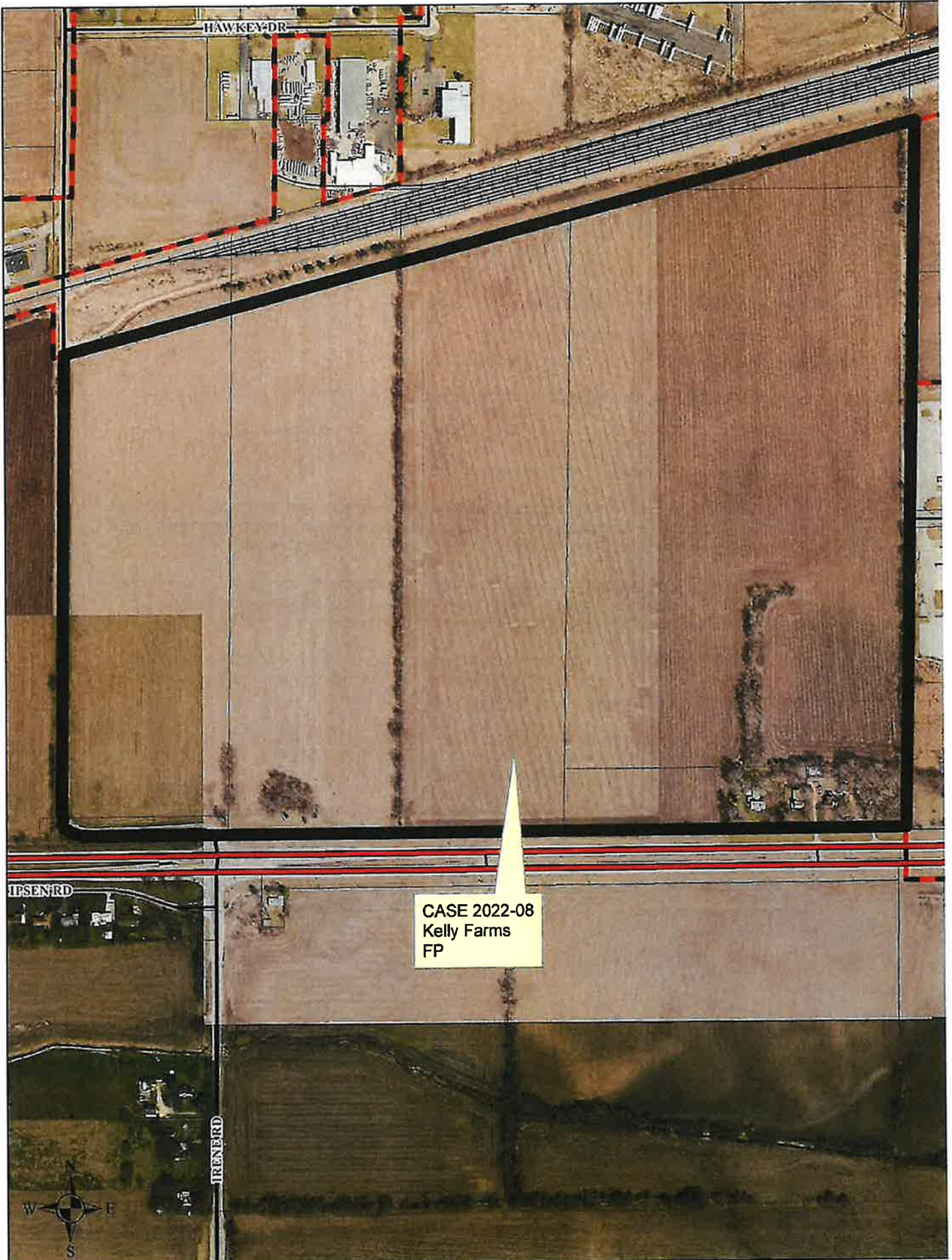


Gina DelRose
Community Development Planner

ATTACHMENTS

1. Location Map by Planning Staff.
2. Aerial Photo with Platting by Planning Staff.
3. Memo from Belvidere Public Works Department, Brent Anderson, March 31, 2022.
4. Plat notations from Hampton, Lenzini and Renwick, Inc.
5. Letter from Boone County Conservation District, Dan Kane, March 25, 2022.
6. E-mail from Nicor Gas, Rebecca Luginbill, April 4, 2022.
7. Appendix A: Required Certificates. Surveyor's Certificate, Owner's Certificate and Notary's Certificate.
8. Final Plat for Kelly Farms Subdivision by Pinnacle Engineer Group, dated March 16, 2022.





HAWKEYE DR

IRSE RD

IRENE RD

CASE 2022-08
Kelly Farms
FP



Memo

To: Gina DelRose, Community Development Planner
From: Brent Anderson, Director of Public Works
Date: 3/31/2022
Re: Review of Final Plat – Kelly Farms Subdivision (Case No. 2022-08)

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

1. All public improvements shall be completed in accordance with approved construction plans for the development. An engineer's estimate of cost for the public improvements to be completed as a part of this project shall be submitted along with the construction plans for the development.
2. A Performance Bond or Letter-of-Credit is required for all public improvements on forms provided by the City and must be submitted prior to recording of the Final Plat or approval and release of the construction plans for the development by the Director of Public Works.
3. A construction inspection fee in the amount of three percent of the approved engineer's estimate of cost for the public improvements must be paid to the City Clerk prior to approval and release of the construction plans for the development by the Director of Public Works.
4. Unless other arrangements are approved by the City Council, 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 prior to signing of the Final Plat for this subdivision.
5. Ownership and maintenance responsibility of the detention areas must be provided on the Final Plat.
6. A drainage overlay must be included as part of the Final Plat.

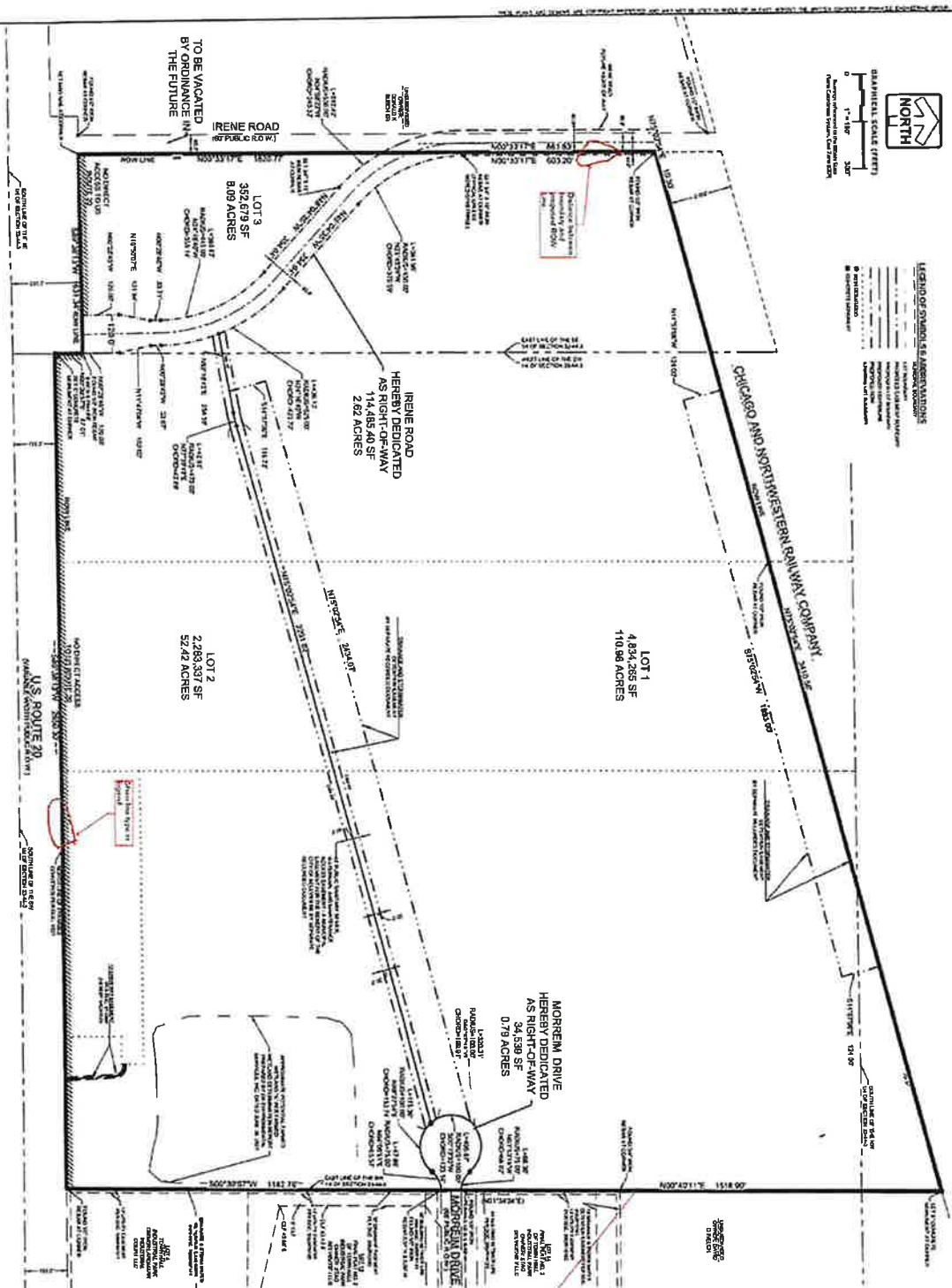
All other provisions of the subdivision control ordinance will be required unless specifically waived by the City Council.



GRAPHICAL SCALE (FEET)
 0 100 200
 1" = 100'
 Horizontal Distance Only, Not Vertical Distances

LEGEND OF SYMBOLS & ABBREVIATIONS

| | |
|-----|-------------------------|
| --- | EXISTING PROPERTY LINES |
| --- | EXISTING EASEMENTS |
| --- | EXISTING UTILITY LINES |
| --- | EXISTING RIGHT-OF-WAY |
| --- | EXISTING CURB |
| --- | EXISTING DRIVE |
| --- | EXISTING SIDEWALK |
| --- | EXISTING FENCE |
| --- | EXISTING WALL |
| --- | EXISTING CONCRETE |
| --- | EXISTING ASPHALT |
| --- | EXISTING GRAVEL |
| --- | EXISTING SAND |
| --- | EXISTING CLAY |
| --- | EXISTING SILT |
| --- | EXISTING LOESS |
| --- | EXISTING ALLUVIUM |
| --- | EXISTING QUARTZITE |
| --- | EXISTING GNEISS |
| --- | EXISTING SLATE |
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| --- | EXISTING DIABASE |
| --- | EXISTING GNEISS |
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| --- | EXISTING DIORITE |
| --- | EXISTING GABBRO |
| --- | EXISTING DIABASE |



FOR REVIEW ONLY

FINAL PLAT
KELLY FARMS SUBDIVISION

RECORD PARTS OF THE SUBDIVISION (14 AND THE EQUIPMENT 14 OF SECTION 14, AND SECTION 23, TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MONROE COUNTY, ALABAMA)

PLANNING DESIGN & DELIVER
PINNACLE ENGINEERING GROUP
 1100 W. UNIVERSITY BLVD., SUITE 100
 ANN ARBOR, MI 48106
 TEL: 734.769.1000
 FAX: 734.769.1001
 WWW.PINNACLE-ENGR.COM

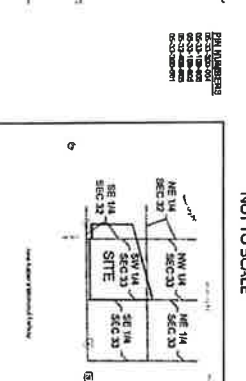
**LOCATION : 2424 & 2444 US ROUTE 20
 BELVIDERE, IL**

**FINAL PLAT OF
 KELLY FARMS
 SUBDIVISION**

REVISIONS

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| NO. | DATE | DESCRIPTION |
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SHEET 1 3
 SURVEY



GENERAL NOTES

1. READ THESE CONDITIONS OF SALE CAREFULLY. THESE CONDITIONS OF SALE APPLY TO ALL CONTRACTS FOR THE SUBDIVISION OF THIS PROPERTY.
2. THE PROPERTY IS SHOWN AS BEING SUBJECT TO THE EASEMENTS AND RIGHTS OF WAY SHOWN ON THIS PLAN.
3. THE PROPERTY IS SHOWN AS BEING SUBJECT TO THE EASEMENTS AND RIGHTS OF WAY SHOWN ON THIS PLAN.
4. THE PROPERTY IS SHOWN AS BEING SUBJECT TO THE EASEMENTS AND RIGHTS OF WAY SHOWN ON THIS PLAN.



Boone County Conservation District
603 North Appleton Road
Belvidere, Illinois 61008

Office Phone: (815) 547-7935
Website: bccdil.org

March 25, 2022

Ms. Gina DelRose
Community Development Planner
City of Belvidere
401 Whitney BLVD, Suite 300
Belvidere, Illinois 61008

Re: 2022-07; Kelly Farms Subdivision (Preliminary Plat)

Ms. DelRose:

The Boone County Conservation District Staff have reviewed the packet of information you mailed requesting our review and comments.

I contacted Teagan Duffy, Resource Conservationist, with the Boone County Conservation District to request a copy of the Natural Resources Information (NRI) Report prepared for this project. Ms. Duffy indicated that her office had not yet received an application to prepare a NRI report for this site. It is now my understanding that this application was received on or about March 24th. It would be helpful for me to prepare comments and suggestions with the aid/benefit of the information usually provided in the NRI report. Given the deadline to submit comments indicated in the review packet, we will provide some input now and may seek to provide additional input as this project moves forward.

Here are the comments that we can provide now:

- The Boone County Water Preservation and Protection Alliance created a map titled "Boone County Sensitive Aquifer Recharge Areas." This map is attached with this document as a reference.
 - This map highlights areas that have soils and underlying geologic materials with saturated hydraulic conductivity (Ksat) ratings at or above 5 centimeters per hour. These areas are shown in red and labeled as "High Recharge Area" in the map legend.
 - Groundwater is the sole source for the community's potable water supply.
 - Taking steps to protect and preserve the sustainability of this community's water supply is equally important for residents and businesses.
 - Ensuring a sustainable water supply involves implementing Best Management Practices that strategically facilitate groundwater recharge to the groundwater aquifers the community depends on.
 - Equally important, is ensuring that the quality of groundwater recharge meets the standards for as many uses as possible, including potable water uses.
- The Kelly Farms Subdivision Preliminary Plat Map is located within an area shown to be a "High Recharge Area."
 - The Application For Plat of Subdivision Approval indicates proposed zoning for Heavy Industrial and Commercial uses, specifically indicating Commercial and Industrial Warehousing. Such uses will convert the existing farmland (which reflects

the natural geomorphic setting) to significant area of impervious surfaces (paved areas, buildings, roadways, compacted soils, and other features that will greatly reduce or impede natural water infiltration).

- Impervious surfaces, such as paved parking areas and buildings that intercept precipitation can significantly reduce groundwater recharge unless the project is designed to mitigate this by effectively routing the relatively clean water portion (typically water runoff from rooftops) to be infiltrated into the shallow, near surface, aquifer.
- Surface water runoff from parking areas needs to be managed separately as this water commonly becomes affected by contaminants associated with parked vehicles and/or management of snow and ice (leaked motor oil, antifreeze, brake fluid, road de-icing agents, etc.).
 - Stormwater runoff from parking areas and roadways is likely to transport first flush contaminants to the detention basins shown on the preliminary plat. Given the probability of high groundwater recharge from these stormwater management features, the need to address water quality should become an additional objective of this stormwater management system.
 - Stormwater management features can provide a dual function. Designing these features to incorporate native plant species can help mitigate the some of the contaminants associated with stormwater runoff, absorption of nutrients, improved groundwater infiltration, and provide habitat for pollinator species such as monarch butterflies and the rusty patched bumble bee – both local species in greatest need of conservation.
- Utilizing native plant species to establish habitat for pollinators.
 - The project area may have locations where native habitat could be established. The BCCD can provide information about establishing native pollinator habitat and the many benefits this could provide. For example, native plants can:
 - Contribute to carbon sequestration.
 - Provide critical habitat for rare and declining species of concern
 - Improve groundwater infiltration and water quality
 - Provide facility employees increased access to nature and contributing to employee wellness
 - Be managed (once established) with minimal labor and expense
 - Large roof area – would this project lend itself to the additional function of producing solar energy to off-set its own carbon footprint and reduce its operational costs?

Thank you for providing this opportunity to provide input on this project. This project is a large one and may be the first in many like it to come to this area. Our agency is hopeful that this project can demonstrate leadership by including stormwater management features that will effectively protect and sustain the quantity, quality, and character of groundwater recharge, which provides this community's water supply.

Sincerely,


Dan Kane PG, Executive Director

Gina Delrose

From: Luginbill, Rebecca <X2RLUGIN@SOUTHERNCO.COM>
Sent: Monday, April 4, 2022 2:49 PM
To: Gina Delrose
Subject: Kelly Farms Subdivision - 2022-08 and 2022-07
Attachments: Atlas Page - Kelly Farm Subdivision (Irene Road).PDF; Atlas Page 2 - Kelly Farm Subdivision (Irene Road).PDF; Kelly Farm Subdivision.pdf

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 –

As we discussed on the phone today, Nicor has pipe in the ground running thru the proposed plat at Irene Road (please see attached Atlas pages) as well as service to the existing homes on the South East Corner.

Please let us know if you have additional questions regarding the proposed area.

Rebecca Luginbill
Permit Coordinator
Nicor Gas Company
1844 Ferry Road
Naperville, IL 60563
x2rlugin@southernco.com





Facility Legend

- Transmission Main
- MOP Main
- High Pressure Main
- Low Pressure Main
- Service Line
- Foreign Pipeline
- Gas Pipe Casings

BOONE COUNTY

| Manhole | Utility |
|-----------------|----------|
| Circle with 'D' | Gas |
| Circle with 'V' | Water |
| Circle with 'S' | Sanitary |
| Circle with 'E' | Electric |
| Circle with 'F' | Fire |
| Circle with 'A' | Other |



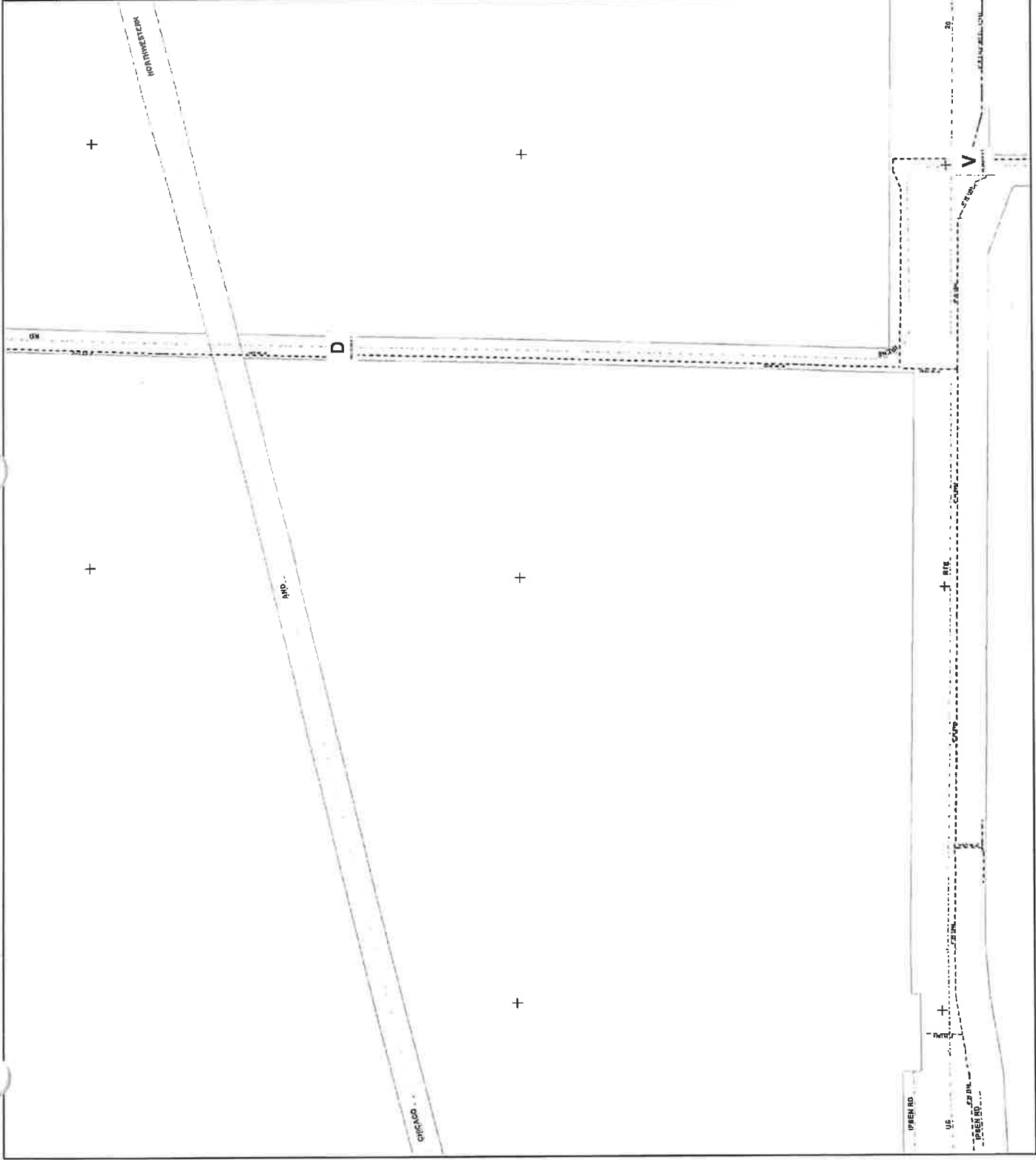
0 50 100 200 300 400 Feet
ATLAS SCALE 1" = 200'

PLEASE CALL JULIE
 BOONE COUNTY UTILITIES
 224.2022
 48 Hours Before You Dig.
 WE CAN HELP YOU FIND UTILITIES BEFORE YOU DIG.
 CALL 224.2022 FOR MORE INFORMATION.
 8 HOURS PRIOR TO CONSTRUCTION FOR CONSTRUCTION
 48 HOURS PRIOR TO CONSTRUCTION FOR CONSTRUCTION

DATE UPDATED: 2/24/2022
 BOONE COUNTY
 BELVIDERE TOWNSHIP

| | | | |
|----|----|----|----|
| 1 | 2 | 3 | 4 |
| 5 | 6 | 7 | 8 |
| 9 | 10 | 11 | 12 |
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| 25 | 26 | 27 | 28 |
| 29 | 30 | 31 | 32 |

T44N R03E 3PM
R60324





Facility Legend

- Transmission Main
- MDP Main
- High Pressure Main
- Low Pressure Main
- Service Line
- Foreign Pipeline
- Gas Pipe Casing

BOONE COUNTY

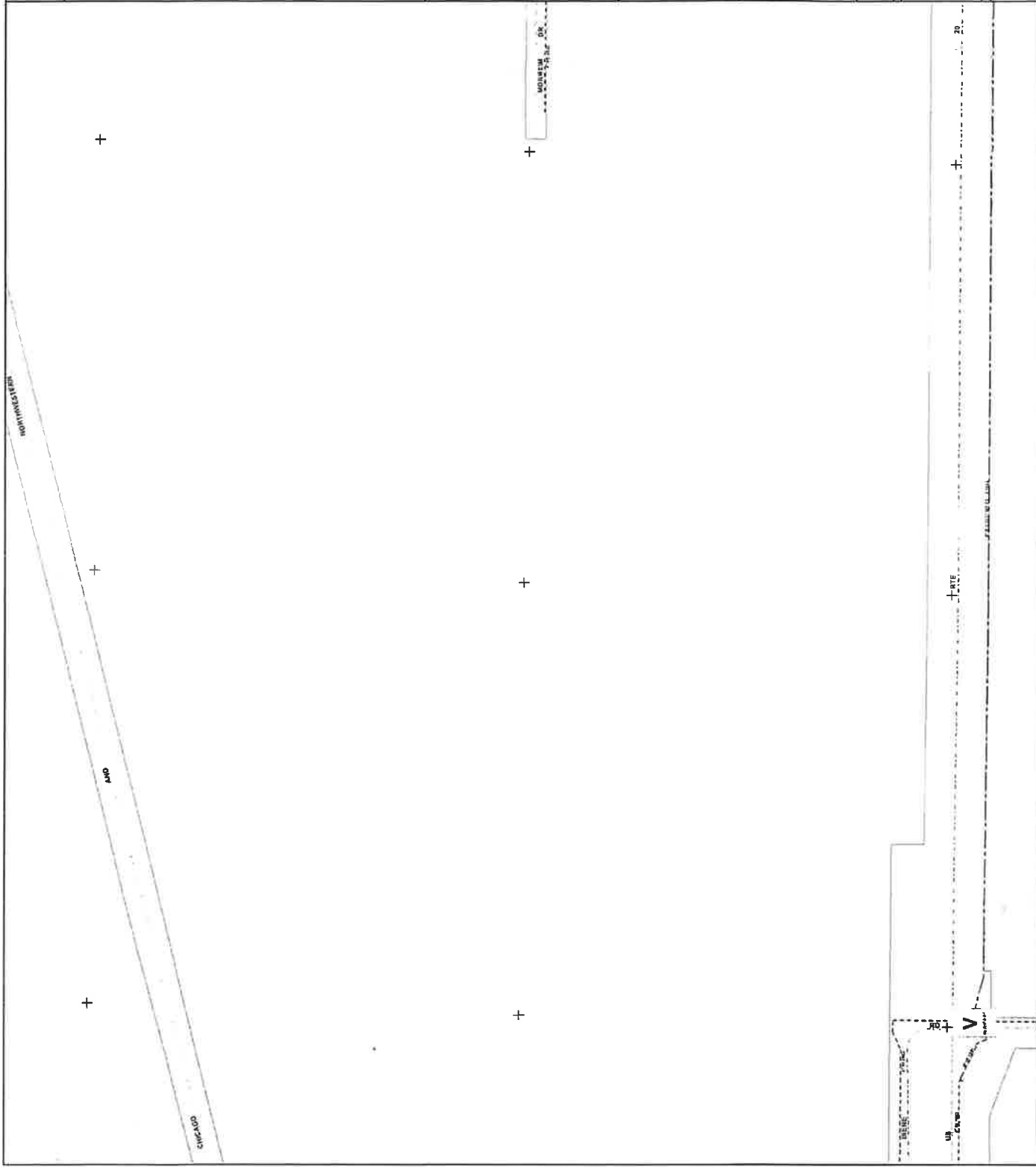


0 50 100 200 300 400 Feet
 ATLAS SCALE 1" = 200'

CALL US! WE'LL FIND IT FOR YOU!
 800-NICOR-3333
 214-282-2222
 BELVIDERE, IL 60009

| | | | |
|---------------------|---|---------------|---|
| SECTION 33 | | ADJACENT | |
| 1 | 2 | 3 | 4 |
| TOWNSHIP: BELVIDERE | | COUNTY: BOONE | |

T44N R03E 3PM
R60333



APPENDIX A: - REQUIRED CERTIFICATES

The following certificates shall be required unless the city council approves the plat, without approval by the planning commission or director of public works. In such case, the city council's certificate shall constitute a waiver of the requirement of those two certificates.

(a) *Surveyor's certificate.*

| | | |
|-------------------|---|----|
| STATE OF ILLINOIS |) | |
| | | SS |
| COUNTY OF BOONE |) | |

I HEREBY CERTIFY that at the request of the owner I have surveyed and subdivided the following described Plat of Subdivision:

Dimensions are given in feet and decimals of a foot. Dimensions along circular curves are chord distances pin to pin. Iron pins three-fourth inch in diameter and four feet long have been found or set at all points marked on the plat with a solid dot and iron pins five-eighths inch in diameter and three feet long have been found or set at all other lot corners, unless otherwise specified.

I FURTHER CERTIFY that the lands embraced within this Subdivision are within the corporate limits of the City of Belvidere, Illinois, and that the Subdivision Control Ordinance of Belvidere has been complied within the preparation of this Plat.

I FURTHER CERTIFY that (part) (no part) of the lands embraced within this Subdivision are situated within 500 feet of a surface drain or watercourse serving a tributary area 640 acres or more.

Given under my hand and seal this ____ day of _____ A.D. 19__ at Belvidere, Illinois.

| | |
|--|----------------------------------|
| | _____ (Signature of Surveyor) |
| | _____ (Address) (Zip) |

(b) *Owner's certificate.*

| | | |
|-------------------|---|--|
| STATE OF ILLINOIS |) | |
|-------------------|---|--|

| | | |
|-----------------|---|----|
| | | SS |
| COUNTY OF BOONE |) | |

This is to certify that the undersigned is the owner of the land described in the annexed plat, and that he has caused the same to be surveyed and subdivided as indicated thereon, for the uses and purposes therein set forth, and does hereby acknowledge and adopt the same under the style and title thereon indicated.

| | | |
|--|--|-------------------------------|
| | | _____ (Signature of Owner) |
| | | _____ (Address) (Zip) |

(c) *Notary's certificate.*

| | | |
|-------------------|---|----|
| STATE OF ILLINOIS |) | |
| | | SS |
| COUNTY OF BOONE |) | |

I, _____, a Notary Public, in and for said County, in the State aforesaid, do hereby certify that _____ personally known to me to be the same person whose name is subscribed to the foregoing instrument as such owner, appeared before me this day in person and acknowledged that he signed and delivered the annexed plat as his own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this ____ day of _____ A.D. 19__ at _____, Illinois.

(d) *City clerk's certificate.*

| | | |
|-------------------|---|----|
| STATE OF ILLINOIS |) | |
| | | SS |
| COUNTY OF BOONE |) | |

GENERAL EASEMENT PROVISION

1. AN EASEMENT IS RESERVED FOR AND GRANTED TO THE UNDERSIGNED GOVERNMENTAL AGENCIES... BEING PARTS OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 30...

2. IF THE GRADE OF THE PUBLIC UTILITY FACILITY... SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE 'COMMONWEALTH EDITION COMPANY, FRONTIER COMMUNICATIONS, INC....

FINAL PLAT KELLY FARMS SUBDIVISION

BEING PARTS OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 30... THE THIRD PRINCIPAL MERIDIAN, IN BOONE COUNTY, ILLINOIS

UTILITY COMPANIES' CERTIFICATE STATE OF ILLINOIS) SS COUNTY OF BOONE)

WE, COMMONWEALTH EDITION COMPANY, FRONTIER COMMUNICATIONS, INC. DO HEREBY ACKNOWLEDGE THAT WE HAVE RECEIVED A COPY OF THIS PLAT AND HEREBY CONSENT TO THE RECORDING OF SAID PLAT AS PREPARED...

BY: _____ DATED: _____, 20__

FRONTIER COMMUNICATIONS BY: _____ DATED: _____, 20__

NICOR GAS BY: _____ DATED: _____, 20__

COMCAST COMMUNICATIONS BY: _____ DATED: _____, 20__

CITY COUNCIL CERTIFICATE STATE OF ILLINOIS) SS COUNTY OF BOONE)

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF BELVIDERE, ILLINOIS, AT ITS MEETING OF THE _____ DAY OF _____, 20__, APPROVE OF THIS PLAT AND AUTHORIZE IT TO BE RECORDED.

IN WITNESS WHEREOF, I, _____, MAYOR OF THE CITY OF BELVIDERE, HAVE HEREUNTO SET MY HAND AND AFFIXED THE SEAL OF SAID CITY OF BELVIDERE, THIS _____ DAY OF _____, 20__.

BY: _____ CITY CLERK

SCHOOL DISTRICT CERTIFICATE STATE OF ILLINOIS) SS COUNTY OF BOONE)

I DO HEREBY CERTIFY THAT THE PROPERTY HEREIN DESCRIBED IN THE SUPRAVOTED CERTIFICATE, TO THE BEST OF MY KNOWLEDGE, IS LOCATED WITHIN THE BOUNDARIES OF SCHOOL DISTRICT NO. _____ IN BOONE COUNTY, ILLINOIS.

DATED THIS _____ DAY OF _____, 20__

PROPERTY OWNER _____

RECORDERS CERTIFICATE STATE OF ILLINOIS) SS COUNTY OF BOONE)

THIS PLAT WAS FILED FOR RECORD IN THE RECORDERS OFFICE OF BOONE COUNTY ON THE _____ DAY OF _____, 20__, AND RECORDED IN THE PLAT INDEX FILE ENVELOPE _____ AS DOCUMENT NO. _____

COUNTY RECORDER _____

CITY CLERK'S CERTIFICATE STATE OF ILLINOIS) SS COUNTY OF BOONE)

COLLECTOR OF THE CITY OF BELVIDERE DO HEREBY CERTIFY THAT THERE ARE NO UNPAID TAXES OR ASSESSMENTS OR ANY OTHER DEBTS... BEING APPOINTED AGAINST THE TRACT OF LAND DESCRIBED IN THE PLAT...

FURTHER CERTIFY THAT I HAVE RECEIVED ALL REQUIRED FEES IN CONNECTION WITH THIS PLAT. I FURTHER CERTIFY THAT THE REQUIRED BOND AND SECURITY FUNDING FOR THE PLAT IS IN FULL PAYMENT OF ALL DEBTS...

STATE OR COUNTY JURISDICTION, THIS _____ DAY OF _____, 20__

CITY CLERK _____

PUBLIC WORKS DEPARTMENT CERTIFICATE STATE OF ILLINOIS) SS COUNTY OF BOONE)

I, PUBLIC WORKS DIRECTOR FOR THE CITY OF BELVIDERE, DO HEREBY CERTIFY THAT THIS PLAT IS IN ACCORDANCE WITH THE REGULATIONS GOVERNING PLATS OF SUBDIVIDED LAND ADOPTED BY THE CITY OF BELVIDERE, ILLINOIS, AND I DO HEREBY CERTIFY THAT I HAVE REVIEWED THE AMOUNT OF BOND REQUIRED IN REGARD TO THE PROPOSED IMPROVEMENTS.

DATED THIS _____ DAY OF _____, 20__

PUBLIC WORKS DIRECTOR _____

STATE OF ILLINOIS) SS COUNTY OF BOONE)

I, PUBLIC WORKS DIRECTOR FOR THE CITY OF BELVIDERE, DO HEREBY CERTIFY THAT THIS PLAT IS IN ACCORDANCE WITH THE REGULATIONS GOVERNING PLATS OF SUBDIVIDED LAND ADOPTED BY THE CITY OF BELVIDERE, ILLINOIS, AND I DO HEREBY CERTIFY THAT I HAVE REVIEWED THE AMOUNT OF BOND REQUIRED IN REGARD TO THE PROPOSED IMPROVEMENTS.

DATED THIS _____ DAY OF _____, 20__

PUBLIC WORKS DIRECTOR _____

PLANNING COMMISSION CERTIFICATE STATE OF ILLINOIS) SS COUNTY OF BOONE)

APPROVED THIS _____ DAY OF _____, 20__

CITY PLANNER _____

PLANNING COMMISSION CERTIFICATE STATE OF ILLINOIS) SS COUNTY OF BOONE)

DATED THIS _____ DAY OF _____, 20__

CHAIRPERSON _____

FOR REVIEW ONLY

LOCATION : 2424 & 2444 US ROUTE 20 BELVIDERE, IL

FINAL PLAT OF KELLY FARMS SUBDIVISION

REVISIONS

SHEET 3 OF 3

PINNACLE ENGINEERING GROUP

PLANNING COMMISSION DELIVER

DATE: _____

BY: _____

CHAIRPERSON

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

April 6, 2022

ADVISORY REPORT

CASE NO: 2022-09 APPLICANT: Kelly Farms (Industrial), NE Corner Irene Rd & Grant Hwy

REQUEST AND LOCATION:

The applicant, Scannell Properties #554 LLC, 8801 River Crossing Boulevard, Indianapolis, IN 46240 is requesting a map amendment (rezoning) northeast of Irene Road and US Route 20, commonly known as 2424 US Route 20, Belvidere, IL 61008; 2444 US Route 20, Belvidere, IL 61008 and 2612 US Route 20, Belvidere, IL 61008 from RH, Rural Holding District (pending annexation) to HI, Heavy Industrial District, pursuant to the Belvidere Zoning Ordinance Section 150.903 Amendment to Official Zoning Map. The subject property is approximately 163 acres and is in row crop production (PIN:s 05-33-300-004; 05-33-300-005; 05-33-100-006; 05-33-300-001; 05-33-300-002 and Part of PIN: 05-32-400-005).

BACKGROUND:

The applicant is in the process of purchasing the property and has petitioned for annexation into the City of Belvidere. According to the City of Belvidere Zoning Ordinance, all property annexed into the City is zoned RH, Rural Holding District until properly rezoned by ordinance. In conjunction with the petition of annexation for the subject property, the applicant has petitioned for a rezoning of approximately 163 acres to heavy industrial, approximately 8 acres to general business, a preliminary plat of subdivision for the entire property and a final plat of subdivision for the entire property. Upon subdivision and development of the property, Irene Road will be realigned to better accommodate truck traffic and there will be two large lots within the heavy industrial zoning and one lot within the general business zoning.

Townhall Industrial Park which abuts the east side of the property was annexed into the City in 1998 and began development shortly afterwards. Morreim Drive will be extended westward into the subject property to provide a secondary means of access to the heavy industrial lots.

The Boone County Soil and Water Conservation District's NRI Report 1686 provided a unfavorable opinion of the change of zoning for the subject property due to a high land evaluation score. This is not uncommon due to the high quality of Boone County farmland. The Boone County Soil and Water Conservation District notes that if there is future development, attention should be paid to soil compaction and erosion, groundwater and habitat providing native landscaping.

FINDINGS OF FACT:

Per Section 150.903 (D) of the City of Belvidere Zoning Ordinance, the criteria for granting an Amendment of the Official Zoning Map are as follows:

A. Existing uses and intensities of property within the general area of the property in question.

Findings:

Subject property: Row Crop Production and Farmsteads

North: Railroad

South: Grant Highway

West: Row Crop Production

East: Townhall Industrial Park and Row Crop Production

The subject property is bounded by the railroad to the north, Townhall Industrial Park to the east, Grant Highway to the south and Irene Road to the west. North of the railroad are older industrial developments that utilize Irene Road for access. Even though there is row crop production occurring to the east and west, both properties are zoned industrial and are anticipated to redevelop as such in the future.

B. The zoning classification of property within the general area of the property in question.

Findings:

Subject property: RH, Rural Holding District (pending annexation)

North: PI, Planned Industrial District and I1, Light Industrial District (County)

South: A-1, Agricultural Preservation Area District (County) and R-1, Single-family Residential District (County)

West: I1, Light Industrial District (County)

East: HI, Heavy Industrial District and I1, Light Industrial District (County)

The heavy industrial zoning allows for office, indoor and outdoor storage or wholesaling, distribution centers, light industrial and heavy industrial land uses. Land uses that are more intense such as junkyards, freight terminals and extraction uses are permitted by special use approval.

Although the adjacent county property is zoned light industrial, the county's permitted light industrial land uses are similar to those permitted in the city's heavy industrial district.

C. The suitability of the property in question for the uses permitted under the existing zoning classification.

Findings: The property is suitable for the existing zoning classification in its current state with the existing improvements located on the subject property.

The existing use on the subject property is suitable for the Rural Holding District. However, the location of the property and nearby infrastructure lends itself to industrial development. By rezoning the subject property to a more appropriate district, when improvements are made, the site will be more compatible with the surrounding area.

D. The trend of development, if any, in the general area of the property in question, including changes (such as the presence of new roads or other infrastructure,

additional development, annexation, or other zoning changes), if any, that may have taken place since the day the property in question was placed in its present zoning classification and that make the property more appropriate for a different zoning district.

The subject property was placed into the default Rural Holding District zoning classification upon approval of an annexation with the city, however, the anticipated improvements and land uses as noted in the annexation agreement are at a greater intensity than the "rural community character" that the Rural Holding District encourages. The proximity of the railroad, Grant Highway and Townhall Industrial Park encourages the trend of commercial and industrial development in the area.

E. Whether the proposed amendment is consistent with the plans and policies of the Comprehensive Plan adopted by the City

Findings: The proposed rezoning is somewhat consistent with the plans and policies of the Comprehensive Plan adopted by the City.

The subject property is designated as a mix of "Planned Industrial" and "Planned Mixed Use-4" by the City of Belvidere Comprehensive Plan, adopted July 15, 1999. The Planned Industrial map category encourages high-quality indoor manufacturing, assembly and storage uses with generous landscaping and signage while the Planned Mixed Use-4 category encourages intensive mixed uses near a transit center with buildings four to six stories tall with offices, services, retail or upper floor residential uses.

The applicant wishes to rezone to heavy industrial to better accommodate the trend of industrial development in the area. With the diminished possibility of commuter rail locating in the area, the City is reviewing their Comprehensive Plan regarding the current transit orientated development designations.

F. Whether the proposed Official Zoning Map amendment furthers the purposes of the Zoning Ordinance and the applicable rules and regulations of the State of Illinois and the Federal Emergency Management Agency (FEMA).

Findings: The proposed Official Zoning Map amendment will further the purposes of this Chapter and the applicable rules and regulations of the State of Illinois and the Federal Emergency Management Agency (FEMA).

The subject property is currently in row crop production with coinciding farmsteads in accord with Boone County regulations. The rezoning will help bring the property in line with the City of Belvidere's regulations. All future development will be required to adhere to all applicable codes and ordinances in addition to advised recommendations for development that may be provided by agencies at a later date.

G. Whether a mistake was made in mapping on the Official Zoning Map or if an area is developing in a manner and purpose different from that for which it is mapped.

Findings: Properties are automatically zoned Rural Holding District upon annexation. This zoning district acts as a holding place until the property can be properly rezoned to an industrial, commercial or residential district.

SUMMARY:

The planning staff believes that the proposed rezoning for the subject site is not more intense than the other developed uses or anticipated uses in the general area. The development of the subject property includes the realignment of Irene Road which will benefit neighboring properties as well.

The Heavy Industrial District requirements will regulate lot coverage, landscaping and aesthetics of new construction. These regulations will lessen any negative impacts the rezoning may cause to the area.

RECOMMENDATION:

The Planning staff recommends the approval of case number 2022-09 to rezone 163 acres between Irene Road, Grant Highway and Townhall Industrial Park from RH, Rural Holding District (pending annexation) To HI, Heavy Industrial District.

Submitted by:



Gina DeRose, Community Development Planner

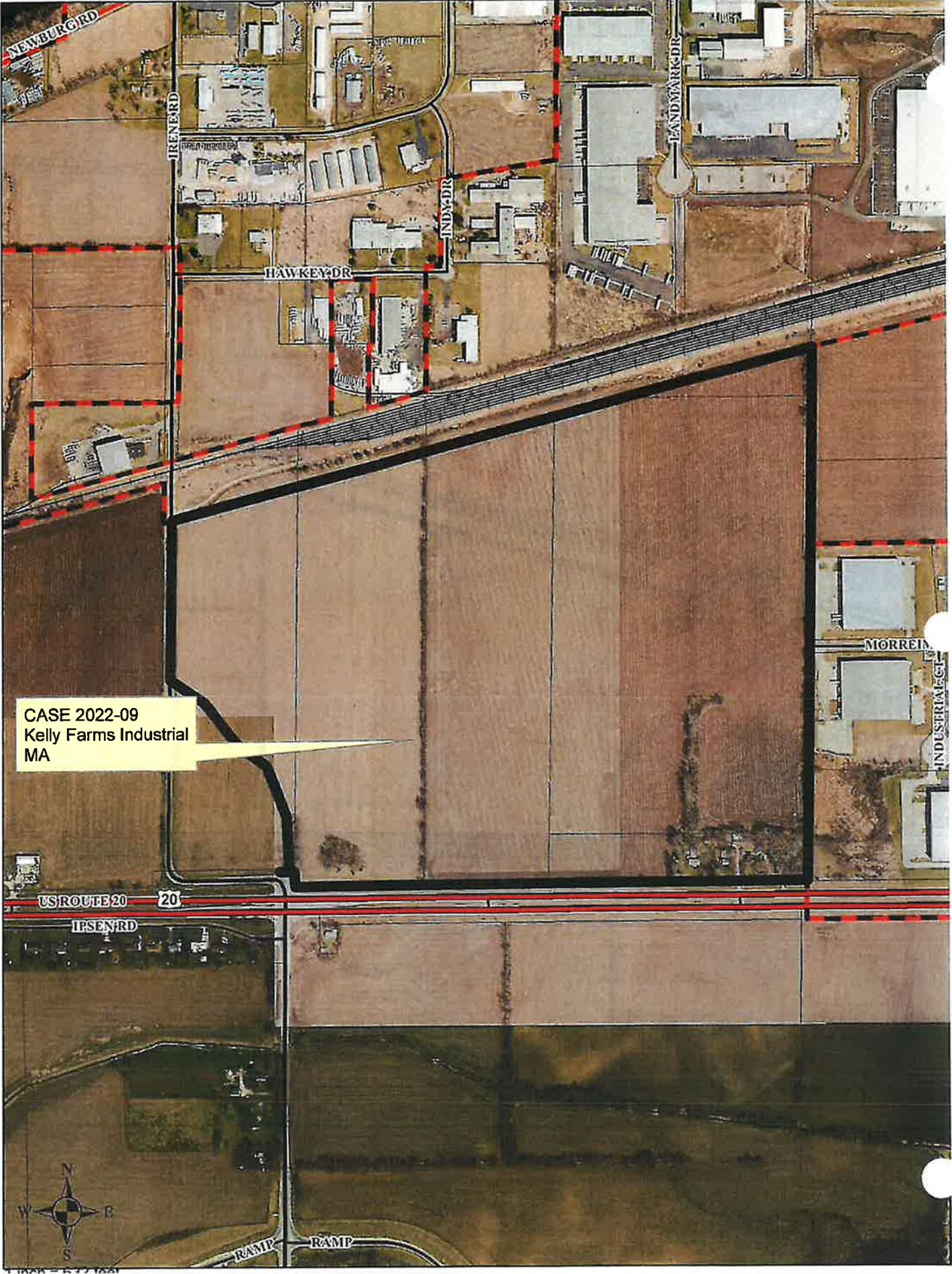
PLANNING AND ZONING COMMISSION/CITY COUNCIL ACTION

The Planning and Zoning Commission shall make and forward findings of fact as to the whether the proposed map amendment furthers the purposes of the Zoning Ordinances 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 map amendment.

ATTACHMENTS

1. Location Map by Planning Staff.
2. Aerial photo by Planning Staff.
3. Zoning Maps by Planning Staff.
4. Narrative submitted by Applicant.
5. Subdivision Concept Plan
6. Letter from the Boone County Health Department, Amanda Mehl, March 21, 2022.
7. NRI Report 1686 opinion, executive summary and comments submitted by Teagan Duffy, Boone County Soil and Water Conservation District dated April 6, 2022.





CASE 2022-09
Kelly Farms Industrial
MA

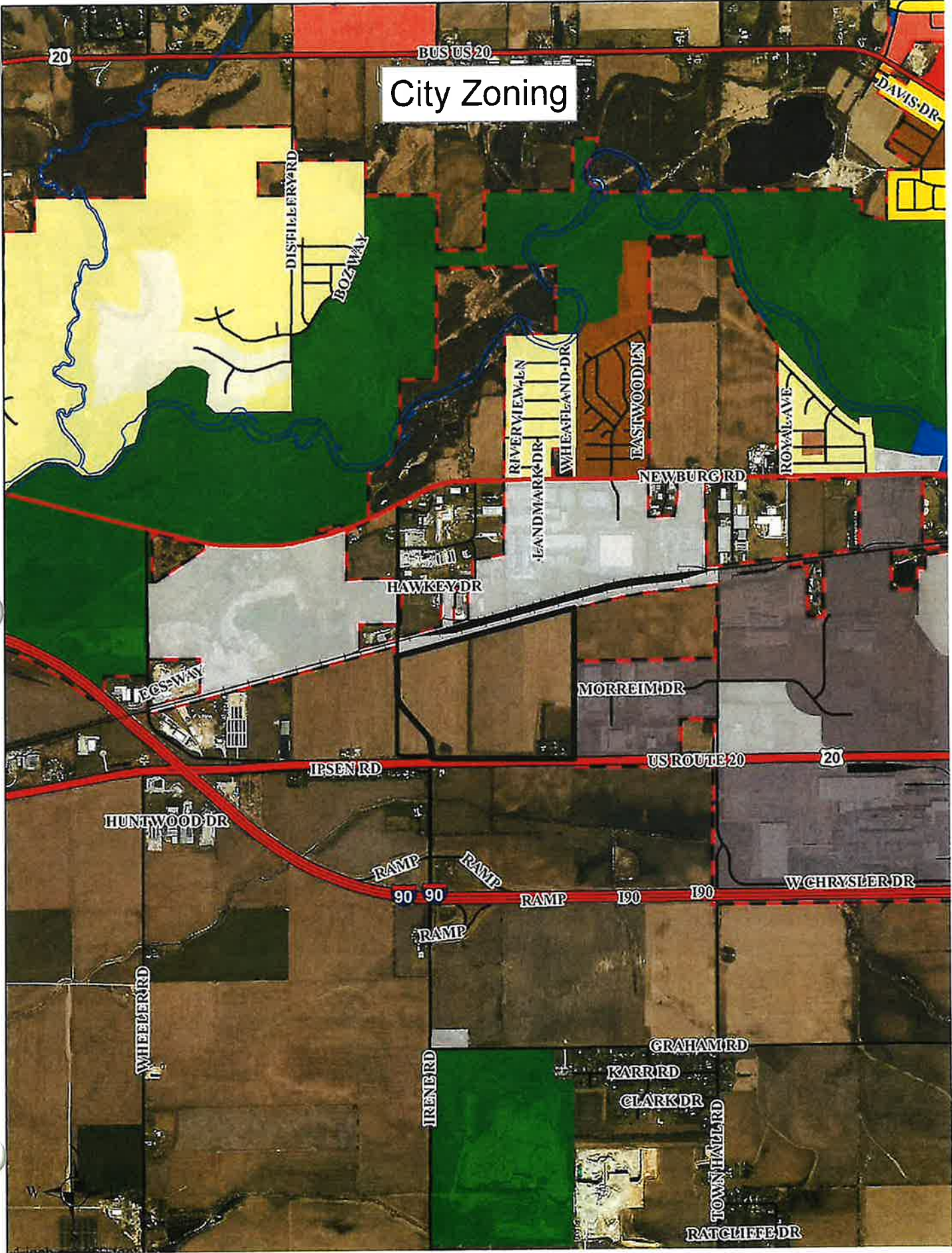
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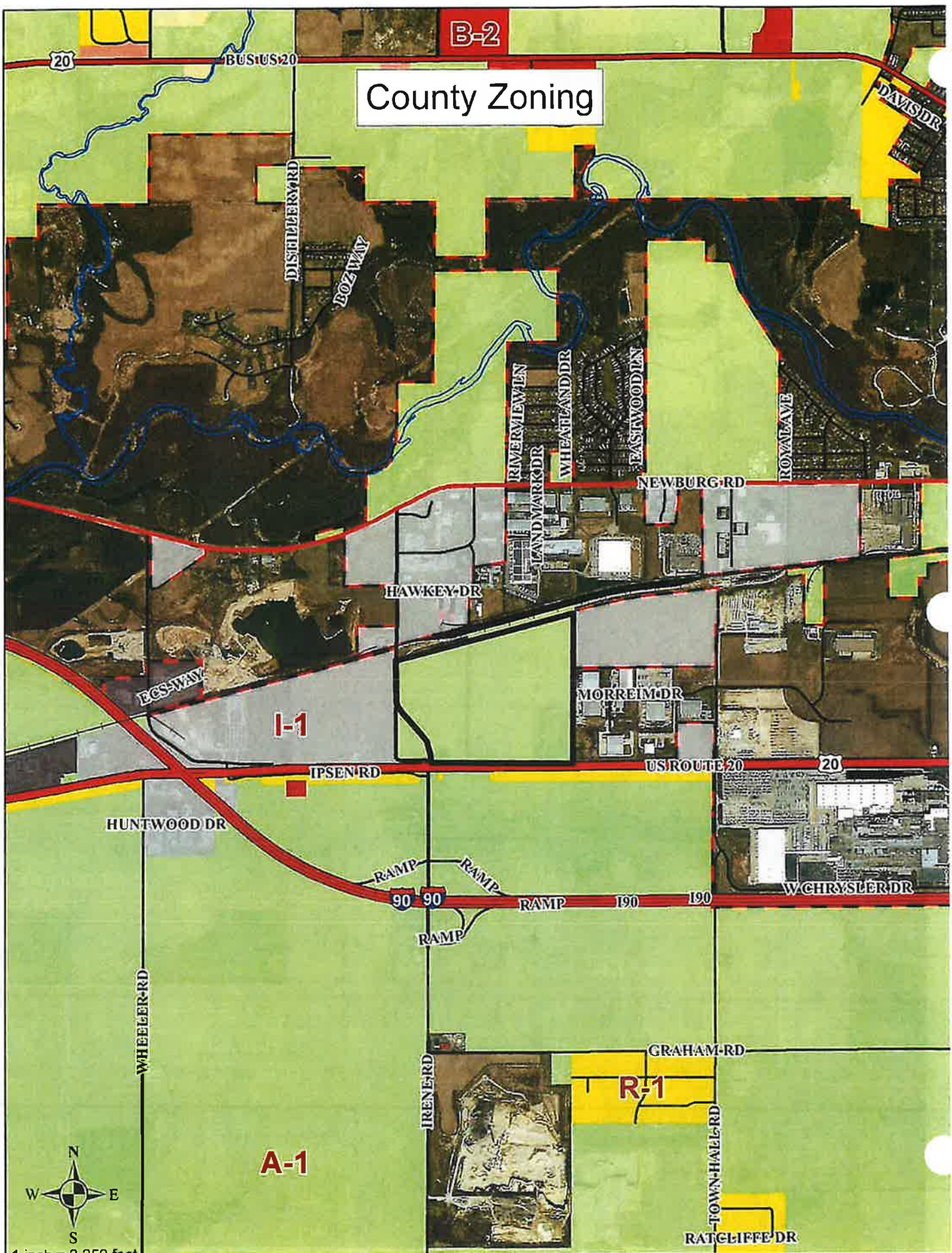
RAMP RAMP



City Zoning



County Zoning



STATEMENT OF THE PROJECT
SCANNELL PROPERTIES' ACQUISITION AND DEVELOPMENT
IN BELVIDERE, ILLINOIS

Generally: Scannell Properties #554, LLC, or its assigns, has a contract right to purchase about 175 acres of Property, which is east of Irene Road, south of the railroad tracks, and north of U.S. Route 20 (the "Property"), and shown on the attached map. Scannell intends to purchase the Property, annex it into the City, subdivide the Property into one commercial parcel (west of new Irene Road, the "Commercial Parcel"), two industrial parcels (east of new Irene Road being the "North Industrial Parcel" and the "South Industrial Parcel" as shown on the Subdivision Application), to dedicate an 80-foot wide strip of land to the City for the new right of way of Irene Road, and to extend water and sewer service to the west side of this Property, and north and south, along the new Irene Road right of way.

Building: Scannell proposes to build on the North Industrial Parcel a manufacturing/warehousing building with approximately 1.3 million square feet in the first phase of building, with the possibility of expanding that building in two additions of approximately 213,000 square feet each, for a total square footage of potentially 1.726 million square feet. The South Industrial Parcel and the Commercial Parcel would be held for other industrial and commercial users, but kept in agricultural use until a definite user is found. The South Industrial Parcel may eventually be split into two parcels.

Jobs: The North Industrial Parcel is proposed to be leased to General Mills, who will operate the warehouse and distribution center, or who will hire a logistics provider ("Logistics Provider") to operate the warehouse and distribution center. Because of the high-tech automated nature of the operation in the building, it is expected that, in addition to the approximately 500 to 750 construction jobs needed to build out this development, either General Mills or its Logistics Provider will employ at least 50, but up to 75 full time employees. More employees will undoubtedly be hired for the Commercial Parcel and the South Industrial Parcel, when they are built out.

Public Improvements: Scannell is dedicating to the City, as part of the subdivision plat, an 80-foot wide right of way for the realignment of Irene Road, in order to provide a smoother curve for traffic, especially for truck traffic, and a better intersection with Highway 20. All three lots will have their main access on new Irene Road. Scannell will also install and dedicate to the City, a cul-de-sac on Morreim Drive, for a truck turnaround, as shown in the site plan. If the South Industrial Parcel is divided in the future, it may also have an interior road on the South Industrial Parcel, to serve any divided lots. The City is agreeing to vacate those portions of current Irene Road, which will no longer be needed, after all the improvements for new Irene Road are installed and accepted. The City will likely construct new Irene Road, in the location shown on the Site Plan submitted to the City, with funding as identified in the Annexation Agreement, and on final plans and specifications and timing agreed to by the City and Scannell. Extension of City water and sewer to all parcels of the Property, will be made in the realigned Irene Road right of way, and in an easement from new Irene Road to Morreim Drive, in the locations approximately as shown on the preliminary subdivision plat submitted to the City. The Irene Road relocation and the water and sewer extension, are expected to be paid for either by grants or by Scannell. Scannell will also contribute to the cost of the eventual improvement of the Irene Road/Newburg Road intersection.

Funding. All of the buildings and improvements on the Property will be paid for by the developer, except that grants will be applied for, to defray the cost of the realignment of Irene Road, and, if available, for the extension of the City's water and sewer lines from Morreim Drive west to new Irene Road, and from there to US Highway 20 and to the north property boundary. This project, and the creation of these public improvements would not be possible but for certain fee waivers and property tax reimbursements from the City, from the County, and for the City's help in applying for grants and exemptions from other fees.

Process: Scannell intends to close on the purchase of the Property in early June, and is submitting formal applications in early March, so all of the approvals can be obtained before the Offer contingency date at the end of May.



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.

March 21, 2022

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

Email: gdelrose@ci.belvidere.il.us

Re: 2022-09 (RZ): Kelly Farms – Heavy Industrial, Northeast of Irene Road and US Route 20

Dear City of Belvidere,

We are in receipt of a copy for a map amendment (rezoning) on approximately 163 acres northeast of Irene Road and US Route 20, commonly known as 2424 US Route 20, Belvidere, IL 61008; 2444 US Route 20, Belvidere, IL 61008 and 2612 US Route 20, Belvidere, IL 61008 from RH, Rural Holding District (pending annexation) to HI, Heavy Industrial District Pursuant to the Belvidere Zoning Ordinance Section 150.903 Amendment to Official Zoning Map. PIN: s 05-33-300-004; 05-33-300-005; 05-33-100-006; 05-33-300-001; 05-33-300-002 and Part of PIN: 05-32-400-005

The applicant would need to complete and submit a plan review for the well and/or septic, to the Boone County Health Department. This review will ensure plan meets well and/or septic setbacks. There is a \$75.00 fee for the plan review. When it is approved, the approval will be submitted to the City of Belvidere Community Development Department.

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

Opinion of the Boone County SWCD Board

Scannell Properties has submitted a request for a Natural Resource Information Report as part of an application for a zoning change from rural holding to heavy industrial. This parcel involves approximately 174.91 acres, located in sections 32 and 33 of township 44N in range 3E. The parcel identification numbers are 05-33-300-004, 05-33-100-006, 05-33-100-005, 05-32-400-005, and 05-33-300-001.

The Boone County Soil & Water Conservation District Board has a

- Favorable
- Unfavorable
- Other: _____

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 Chairmany

William Hall

on 4-6-2022

Board Concerns:

This parcel has a high LE score of 82.7, a flat topography ideal for farming, and is easily accessible by farm equipment. Over ninety-five percent of the area of interest has been determined to be prime farmland. All of these factors make it ideal land for farming. After development it will be difficult to convert this land to farmland in the future, leading to loss of a natural resource.

**EXECUTIVE SUMMARY TEMPLATE
NRI REPORT 1686**

The Boone County Soil and Water Conservation District (SWCD) has completed this Natural Resource Information (NRI) Report 1686 in response to a request for a change in zoning from rural holding to heavy industrial. The project involves approximately 174.91 acres, located at PINs 05-33-300-004, 05-33-100-006, 05-33-100-005, 05-32-400-005, and 05-33-300-001. The site is located in the Southwest corner of section 33 in Belvidere township of Boone County, Illinois.

The surrounding land use is to the north, east, and west is industrial, and south is agricultural. The property is located between U.S. Route 20 and Irene road.

The purpose of the Natural Resources Information Report is to serve as a tool for determining appropriate land uses and the effect of particular land uses on the integrity of the natural resources present on or in the vicinity of the parcel.

According to the USDA Natural Resources Conservation Service Boone County Soil Survey, the site has the following soils:

| Soil Type | Name | # of Acres | % of Total Acres | Land Evaluation |
|-----------|---|------------|------------------|-----------------|
| 197A | Troxel silt loam, 0 to 2 percent slopes | 2.3 | 1.3 | 100 |
| 290B | Warsaw loam, 2 to 4 percent slopes | 1.7 | 1 | 75 |
| 379A | Dakota loam, 0 to 2 percent slopes | 159.9 | 91.7 | 75 |
| 440A | Jasper silt loam, 0 to 2 percent slopes | 5.0 | 2.9 | 93 |
| 528A | Lahoguess loam, 0 to 2 percent slopes | 4.1 | 2.3 | 93 |
| 529A | Selmass loam, 0 to 2 percent slopes | 1.3 | .8 | 93 |

Land Evaluation - Land Evaluation encompasses information regarding soils found on the site and their suitability for agricultural purposes. For purposes of the Land Evaluation portion of the LESA system, each soil is assigned a relative value number from 0 to 100, a 0 being the worst for crop production, 100 the best.

Land Evaluation Score: 82.7

Farmland Classification: Prime agricultural soils are an important resource to Winnebago County. Some of the most productive soils in the United States occur locally. Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops.

- All areas are prime farmland: 99.2%
- Prime farmland if drained: 0.8%

Hydric Soils: Hydric soils by definition have seasonal high water at or near the soil surface and/or have potential flooding or ponding problems. All hydric soils range from poorly suited to unsuitable for building.

- Hydric Inclusions: 0.8%
- Not Hydric: 99.2%

Limitations for Septic Systems: The factors considered are the characteristics and qualities of the soil that affect the limitations for absorbing waste from domestic sewage disposal systems. The major features considered are soil permeability, percolation rate, groundwater level, depth to bedrock, flooding hazards, and slope.

- Slight: 2.9%
- Restricted: 92.7%
- Severe: 3.6%
- V. Severe: .8%

Erosion and Sediment Control: Erosion is the wearing away of the soil by water, wind, and other forces. Soil erosion threatens the Nation's soil productivity and contributes the most pollutants in our waterways. Water causes about two thirds of erosion on agricultural land. Four properties, mainly, determine a soil's erodibility: Texture, Slope, Structure and Organic Matter Content.

- Moderate: 99%
- Slight: 1%

Dwelling With Basements – Dwellings are single-family houses of three stories or less. For dwellings with basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of about 7 feet. The ratings for dwellings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility. Compressibility is inferred from the Unified classification of the soil. The properties that affect the ease and amount of excavation include depth to a water table, ponding, flooding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

- Not Limited: 95.6%
- Somewhat Limited: 1.3%
- Very Limited: 3.1%

Small Commercial Buildings - Small commercial buildings are structures that are less than three stories high and do not have basements. The foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper. The ratings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility (which is inferred from the Unified classification of the soil). The properties that affect the ease and amount of excavation include flooding, depth to a water table, ponding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

- Not Limited: 1.0%
- Somewhat Limited: 98.2%
- Very Limited: .8%

Shallow Excavation: 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.

- Somewhat Limited: 96.9%
- Very Limited: 3.1%

Soil Features:

Depth to Any Soil Restrictive Layer: A restrictive layer is a nearly continuous layer that has one or more physical, chemical, or thermal properties that significantly impedes the movement of water and air through the soil or that restricts roots or otherwise provides an unfavorable root environment.

- >200 cm: 99%
- 74 cm: 1%

Frost Action: Potential for frost action is the likelihood of upward or lateral expansion of the soil caused by the formation of segregated ice lenses (frost heave) and the subsequent collapse of the soil and loss of strength on thawing. Frost action occurs when moisture moves into the freezing zone of the soil. Temperature, texture, density, saturated hydraulic conductivity (Ksat), content of organic matter, and depth to the water table are the most important factors considered in evaluating the potential for frost action. It is assumed that the soil is not insulated by vegetation or snow and is not artificially drained. Frost heave and low soil strength during thawing cause damage to pavements and other rigid structures. The potential of frost action is expressed as low, moderate, or high.

- Moderate: 97.9%
- High: 2.1%

Risk of Corrosion - Steel: Risk of corrosion pertains to potential soil-induced electrochemical or chemical action that corrodes or weakens uncoated steel. The rate of corrosion of uncoated steel is related to such factors as soil moisture, particle-size distribution, acidity and electrical conductivity of the soil. Special site examination and design may be needed if the combination of factors results in a severe hazard of corrosion. The steel in installations that intersect soil boundaries or soil layers is more susceptible to corrosion than the steel in installations that are entirely within one kind of soil or within one soil layer. The risk of corrosion is expressed as low, moderate, or high.

- Low: 1.3%
- High: 98.7%

Risk of Corrosion – Concrete: Risk of corrosion pertains to potential soil-induced electrochemical or chemical action that corrodes or weakens concrete. The rate of corrosion of concrete is based mainly on the sulfate and sodium content, texture, moisture content, and acidity of the soil. Special site examination and design may be needed if the combination of factors results in a severe hazard of corrosion. The concrete in installations that intersect soil boundaries or soil layers is more susceptible to corrosion than the concrete in installations that are entirely within one kind of soil or within one soil layer. The risk of corrosion is expressed as low, moderate, or high.

- Moderate: 94%
- Low: 6%

Soil Suitability to Compaction: Soils are rated based on their susceptibility to compaction from the operation of ground-based equipment for planting, harvesting, and site preparation activities when soils are moist. Soil compaction is the process in which soil particles are pressed together more closely than in the original state. Typically, the soil must be moist to be compacted because the mineral grains must slide together. Compaction reduces the abundance mostly of large pores in the soil by damaging the structure of the soil. Compaction also increases the soil strength which can limit root penetration and growth. The ability of soil to hold water is adversely affected by compaction since the large pores hold water. The degree of compaction of a soil is measured by its bulk density, which is the mass per unit volume, generally expressed in grams per cubic centimeter.

Interpretation ratings are based on soil properties in the upper 12 inches of the profile. Factors considered are soil texture, soil organic matter content, soil structure, rock fragment content, and the existing bulk density. Definitions of the ratings: Low - The potential for compaction is insignificant. This soil is able to support standard equipment with minimal compaction. Medium - The potential for compaction is significant. High - The potential for compaction is significant.

- Low Resistance: 92.5%
- Moderate Resistance: 7.5%

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. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use.

- Somewhat Limited: 97.9%
- Very Limited: 2.1%

Erosion Hazard – Road/Trail: The ratings in this interpretation indicate the hazard of soil loss from unsurfaced roads and trails. The ratings are based on soil erosion factor K, slope, and content of rock fragments. The ratings are both verbal and numerical. The hazard is described as "slight," "moderate," or "severe." A rating of "slight" indicates that little or no erosion is likely; "moderate" indicates that some erosion is likely, that the roads or trails may require occasional maintenance, and that simple erosion-control measures are needed; and "severe" indicates that significant erosion is expected, that the roads or trails require frequent maintenance, and that costly erosion-control measures are needed.

- Slight: 99%
- Moderate: 1%

Water Features:

Hydrologic Soil Group: Based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms. The soils are assigned to four groups (A, B, C and D). Group A soils have high infiltration rates. Group B soils have a moderate infiltration rate when thoroughly wet. Group C soils have a slow infiltration rate when thoroughly wet. Group D soils have a very slow infiltration rate (high runoff potential) when thoroughly wet. If a soil is assigned to a dual hydrologic group (A/D B/D or C/D) the first letter is for drained areas and the second is for undrained area

- B: 96.9%
- B/D: 3.1%

Depth to Water Table- a saturated zone in the soil. It occurs during specified months. Estimates of the upper limit are based mainly on observations of the water table at selected sites and on evidence of a saturated zone, namely grayish colors (redoximorphic features) in the soil. A saturated zone that lasts for less than a month is not considered a water table.

- 15 cm: 0.8%
- 46 cm: 2.3%
- >200 cm: 96.9%

Ponding- Ponding is standing water in a closed depression. The water is removed only by deep percolation, transpiration, or evaporation or by a combination of these processes. Ponding frequency classes are based on the number of times that ponding occurs over a given period. Frequency is expressed as none, rare, occasional, and frequent.

- None: 99.2%
- Frequent: 0.8%

Flooding- the temporary inundation of an area caused by overflowing streams or by runoff from adjacent slopes

- None: 100%

Drainage Class: The frequency and duration of wet periods under conditions similar to those under which the soil formed. Seven classes of natural soil drainage are recognized-excessively drained, somewhat excessively drained, well drained, moderately well drained, somewhat poorly drained, poorly drained, and very poorly drained.

- Well Drained: 96.9%
- Somewhat poorly Drained: 2.3%
- Poorly Drained: 0.8%

Watershed Impacts: The northwest portion of the PIQ is located in the Kishwaukee River watershed. The PIQ is in the upper end of each watershed, and do not have any off-site contributory flow going through the area. Increased stormwater runoff from the site, and soil that erodes from the site, can degrade the water quality of the watershed and the downstream environment.

Biological Resources: The IL Department of Natural Resources Natural Resources Awareness Tool for applicators and other GIS maps in the office indicate twelve sensitive resources in the vicinity of the project. For a more detailed investigation, an EcoCAT Informational Request or Local Government Consultation Request report should be done.

Floodplain Review: FEMA's National Flood Hazard Layer shows there are no floodplains within the boundary of the proposed project area. There is a floodplain southwest of PIQ.

National Wetlands Inventory: According to the US Fish and Wildlife Service National Wetlands Inventory, there are no mapped wetlands within proposed project area.

Cultural Resource Review: There appears to have been a structure on the southwest edge of the proposed project, based on the Plats of 1886 and 1905.

Geologic Information: This site has the Galena bedrock formation, which is predicted to be within 100 to 300 feet below the land surface.

Boone County SWCD Comments NRI REPORT #1686

Erosion Concerns

The proposed land use of this site may lead to construction of commercial buildings in the future. It is currently zoned as farmland. 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/ium/>. 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.

Surface and Groundwater Contamination from Heavy Equipment and Vehicle Traffic

There will be several vehicles moving on and stored on the site. Most of these vehicles are heavy duty pieces of equipment, with high capacity fuel tanks and large hydraulic oil reservoirs. Due to bedrock being at or near the soil surface, absorbents should be readily available in the event of a spill or leak to promptly contain hazards that would otherwise be environmentally harmful to groundwater recharge areas. Personnel should be properly trained to contain and clean up any spills. They should periodically check for indications of leaks or spills under or around vehicles and fix issues to prevent further contamination.

Properly label, store and dispose of all fluids and other hazardous chemicals to avoid environmental contamination. Keep storage containers off the ground to avoid stormwater contamination. Any fuel storage areas should be properly located away from high traffic areas; and have secondary containment.

Prevent stormwater from washing contaminants off the site in the event of a storm. Contaminants on impermeable surfaces (concrete, asphalt, rooftops, etc.) will wash off with rain and will eventually

make its way into drainage ways which go directly to natural surface water areas (ditch, creek, river, etc.) without treatment. Avoid washing impermeable surfaces off with a hose, but rather use a broom and dispose of waste versus having contaminants wash off the site.

Rusty Patch Bumble Bee

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).

The U.S. Fish and Wildlife Service has indicated that there is potential Rusty Patch Bumble Bee habitat in the Northern portion of the property. If possible, this area should be preserved or enhanced with pollinator plantings.

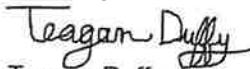
Woodland Information

The Boone County Soil and Water Conservation District encourages preserving as much of the wooded character of this site as possible. Long-term preservation of the trees will require taking certain precautions during and after construction. The ground around each tree to be saved should be flagged or fenced off. Also, it should be protected from heavy machinery. This area should be at least as wide as the area covered by the spread of the tree branches. Soil compaction around the roots of the trees can permanently interfere with the uptake of oxygen, nutrients, and water. This may cause the premature death of the trees. The placement of fill material around the trunks of trees can have the same adverse effects. Other construction practices to avoid near the trees are: cutting and filling, raising the soil level, and removing neighboring trees. Contractors and construction crews should be informed of all tree preservation efforts.

****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

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

April 6, 2022

ADVISORY REPORT

CASE NO: 2022-10 APPLICANT: Kelly Farms (Commercial), NE Corner Irene Rd & Grant Hwy

REQUEST AND LOCATION:

The applicant, Scannell Properties #554 LLC, 8801 River Crossing Boulevard, Indianapolis, IN 46240 is requesting a map amendment (rezoning) northeast of Irene Road and US Route 20, Belvidere, IL 61008 from RH, Rural Holding District (pending annexation) to GB, General Business District, pursuant to the Belvidere Zoning Ordinance Section 150.903 Amendment to Official Zoning Map. The subject property is approximately 8 acres and is in row crop production (Part of PIN: 05-32-400-005).

BACKGROUND:

The applicant is in the process of purchasing the property and has petitioned for annexation into the City of Belvidere. According to the City of Belvidere Zoning Ordinance, all property annexed into the City is zoned RH, Rural Holding District until properly rezoned by ordinance. In conjunction with the petition of annexation for the subject property, the applicant has petitioned for a rezoning of approximately 163 acres to heavy industrial, approximately 8 acres to general business, a preliminary plat of subdivision for the entire property and a final plat of subdivision for the entire property. Upon subdivision and development of the property, Irene Road will be realigned to better accommodate truck traffic. This realignment will create an approximately 8-acre lot west of the new Irene Road. Industrial users oftentimes want lots larger than 10 acres, therefore, the applicant is requesting to rezone the property to commercial versus the larger acreage east of Irene Road that is being petitioned to industrial zoning.

Townhall Industrial Park which abuts the east side of the property was annexed into the City in 1998 and began development shortly afterwards. Morreim Drive will be extended westward into the subject property to provide a secondary means of access to the heavy industrial lots.

The Boone County Soil and Water Conservation District's NRI Report 1686 provided a unfavorable opinion of the change of zoning for the subject property due to a high land evaluation score. This is not uncommon due to the high quality of Boone County farmland. The Boone County Soil and Water Conservation District notes that if there is future development, attention should be paid to soil compaction and erosion, groundwater and habitat providing native landscaping.

FINDINGS OF FACT:

Per Section 150.903 (D) of the City of Belvidere Zoning Ordinance, the criteria for granting an Amendment of the Official Zoning Map are as follows:

A. Existing uses and intensities of property within the general area of the property in question.

Findings:

Subject property: Row Crop Production and Farmsteads

North: Railroad

South: Grant Highway

West: Row Crop Production

East: Townhall Industrial Park and Row Crop Production

Once Irene Road is realigned, it will bound the subject property to the north and east. Grant Highway is to the south and a farm field is to the west. Farther north and east are established industrial parks. South of Grant Highway is the I-90/Irene Road Interchange. The farm fields to the east between Irene Road and Townhall Industrial Park are anticipated to be developed with industrial uses.

B. The zoning classification of property within the general area of the property in question.

Findings:

Subject property: RH, Rural Holding District (pending annexation)

North: PI, Planned Industrial District and I1, Light Industrial District (County)

South: A-1, Agricultural Preservation Area District (County) and R-1, Single-family Residential District (County)

West: I1, Light Industrial District (County)

East: HI, Heavy Industrial District (pending rezoning) and I1, Light Industrial District (County)

The general business zoning allows for office, personal or professional services, indoor sales or service and indoor maintenance service land uses. Land uses that are more intense such as outdoor display, personal storage facilities, in-vehicle sales or service and vehicle repair and maintenance are permitted by special use approval.

Although the majority of the adjacent property is anticipated to be industrial development, due to the size of the parcel and its borders of roadway on three sides, commercial development is more appropriate. The commercial land uses would serve the employees of the nearby industrial park as well as those traveling along Grant Highway.

C. The suitability of the property in question for the uses permitted under the existing zoning classification.

Findings: The property is suitable for the existing zoning classification in its current state with the existing improvements located on the subject property.

The existing use on the subject property is suitable for the Rural Holding District. However, the size of the property, location of the property and nearby infrastructure lends itself to commercial development. By rezoning the subject property to a more appropriate district, when improvements are made, the site will be more compatible with the surrounding area.

- D. The trend of development, if any, in the general area of the property in question, including changes (such as the presence of new roads or other infrastructure, additional development, annexation, or other zoning changes), if any, that may have taken place since the day the property in question was placed in its present zoning classification and that make the property more appropriate for a different zoning district.**

The subject property was placed into the default Rural Holding District zoning classification upon approval of an annexation with the city, however, the anticipated improvements and land uses as noted in the annexation agreement are at a greater intensity than the "rural community character" the Rural Holding District encourages. Irene Road and Grant Highway bordering three sides of the property encourages the trend of commercial and industrial development in the area.

- E. Whether the proposed amendment is consistent with the plans and policies of the Comprehensive Plan adopted by the City**

Findings: The proposed rezoning is somewhat consistent with the plans and policies of the Comprehensive Plan adopted by the City.

The subject property is designated as a mix of "Planned Industrial" by the City of Belvidere Comprehensive Plan, adopted July 15, 1999. The Planned Industrial map category encourages high-quality indoor manufacturing, assembly and storage uses with generous landscaping and signage.

Due to the size of the property and the limited building envelope, the applicant wishes to rezone to general business instead of planned industrial. However, the two zoning districts permit many of the same land uses.

- F. Whether the proposed Official Zoning Map amendment furthers the purposes of the Zoning Ordinance and the applicable rules and regulations of the State of Illinois and the Federal Emergency Management Agency (FEMA).**

Findings: The proposed Official Zoning Map amendment will further the purposes of this Chapter and the applicable rules and regulations of the State of Illinois and the Federal Emergency Management Agency (FEMA).

The subject property is currently in row crop production in accord with Boone County regulations. The rezoning will help bring the property in line with the City of Belvidere's regulations. All future development will be required to adhere to all applicable codes and ordinances in addition to advised recommendations for development that may be provided by agencies at a later date.

- G. Whether a mistake was made in mapping on the Official Zoning Map or if an area is developing in a manner and purpose different from that for which it is mapped.**

Findings: Properties are automatically zoned Rural Holding District upon annexation. This zoning district acts as a holding place until the property can be properly rezoned to an industrial, commercial or residential district.

SUMMARY:

The planning staff believes that the proposed rezoning for the subject site is not more intense than the other developed uses or anticipated uses in the general area. The development of the subject property includes the realignment of Irene Road which will benefit neighboring properties as well.

The General Business District requirements will regulate lot coverage, landscaping and aesthetics of new construction. These regulations will lessen any negative impacts the rezoning may cause to the area.

RECOMMENDATION:

The Planning staff recommends the approval of case number 2022-10 to rezone approximately 8 acres between Irene Road, Grant Highway and Townhall Industrial Park from RH, Rural Holding District (pending annexation) To GB, General Business District.

Submitted by:



Gina DelRose, Community Development Planner

PLANNING AND ZONING COMMISSION/CITY COUNCIL ACTION

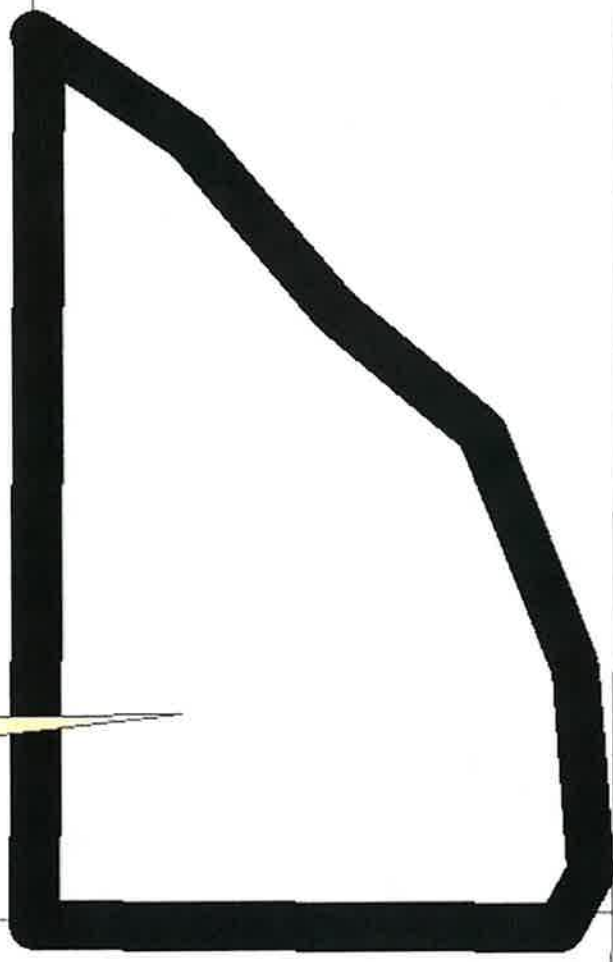
The Planning and Zoning Commission shall make and forward findings of fact as to the whether the proposed map amendment furthers the purposes of the Zoning Ordinances and make a recommendation to the City Council. The City Council shall review the findings and recommendation and may accept or reject 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 map amendment.

ATTACHMENTS

1. Location Map by Planning Staff.
2. Aerial photo by Planning Staff.
3. Zoning Maps by Planning Staff.
4. Narrative submitted by Applicant.
5. Subdivision Concept Plan
6. Letter from the Boone County Health Department, Amanda Mehl, March 21, 2022.
7. NRI Report 1686 opinion, executive summary and comments submitted by Teagan Duffy, Boone County Soil and Water Conservation District dated April 6, 2022.

IRENE RD

CASE 2022-10
Kelly Farms Commercial
MA

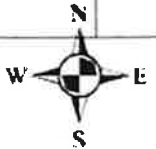


(GRANT HIGHWAY)

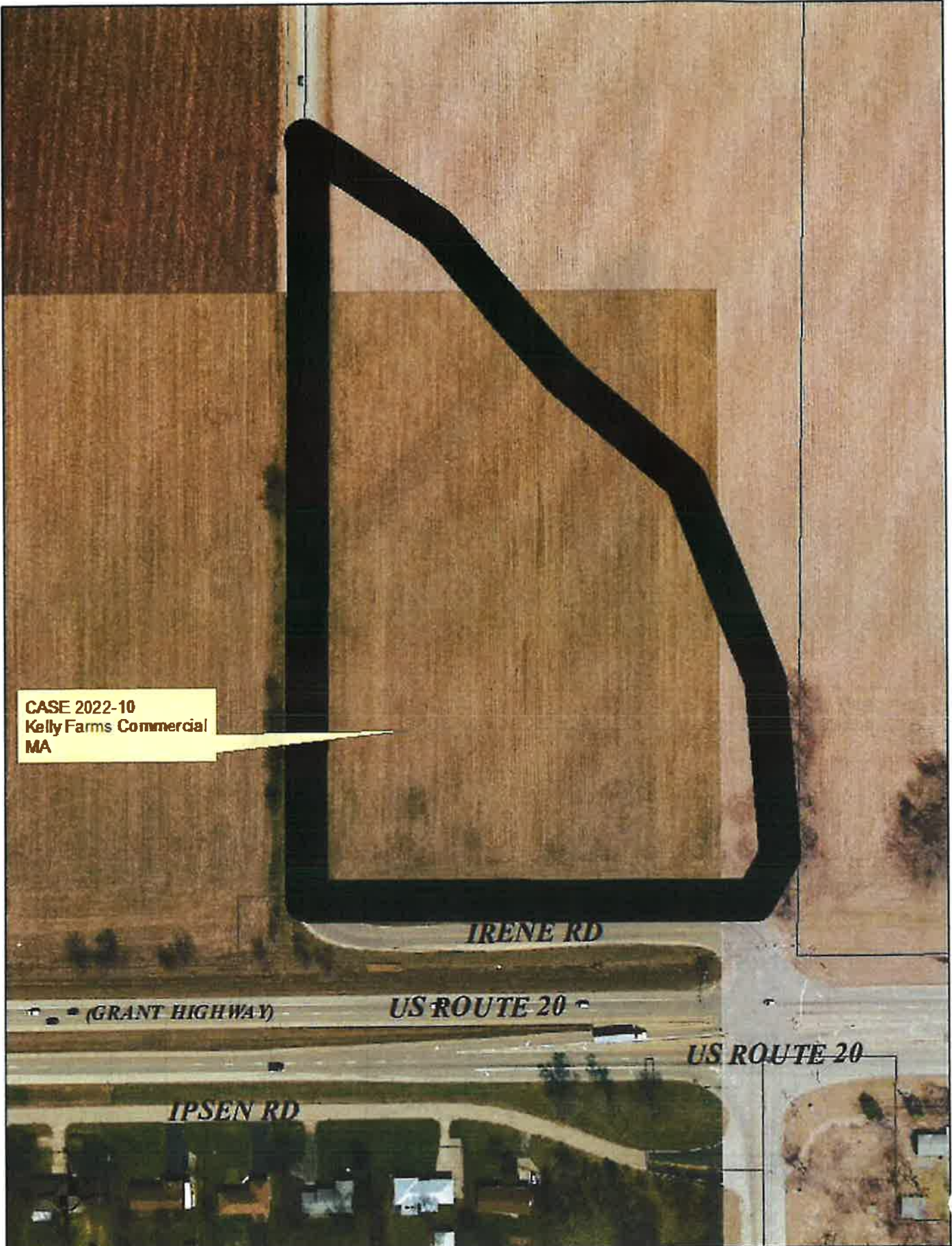
US ROUTE 20

IPSEN RD

US ROUTE 20



1 inch = 197 feet



CASE 2022-10
Kelly Farms Commercial
MA

IRENE RD

(GRANT HIGHWAY)

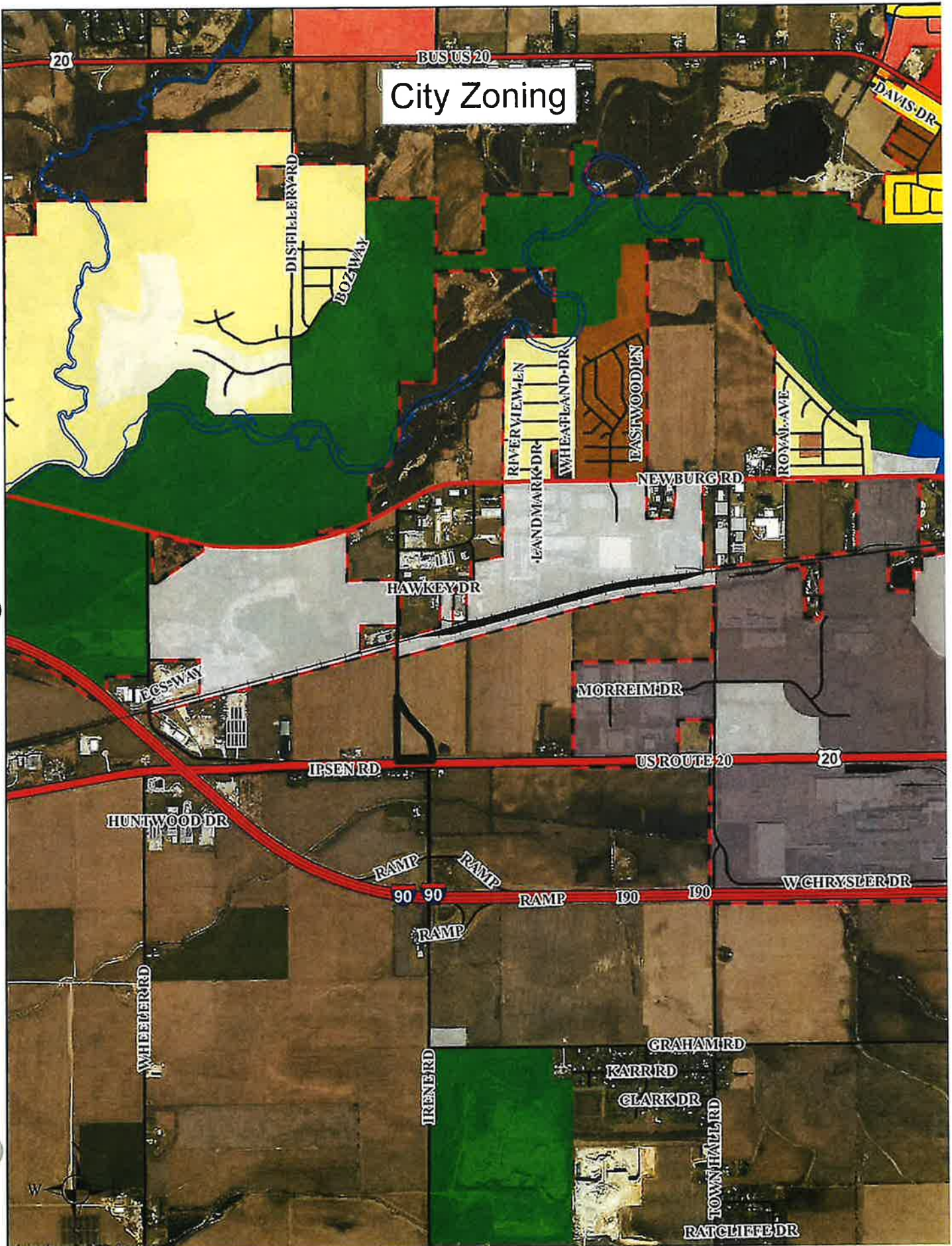
US ROUTE 20

US ROUTE 20

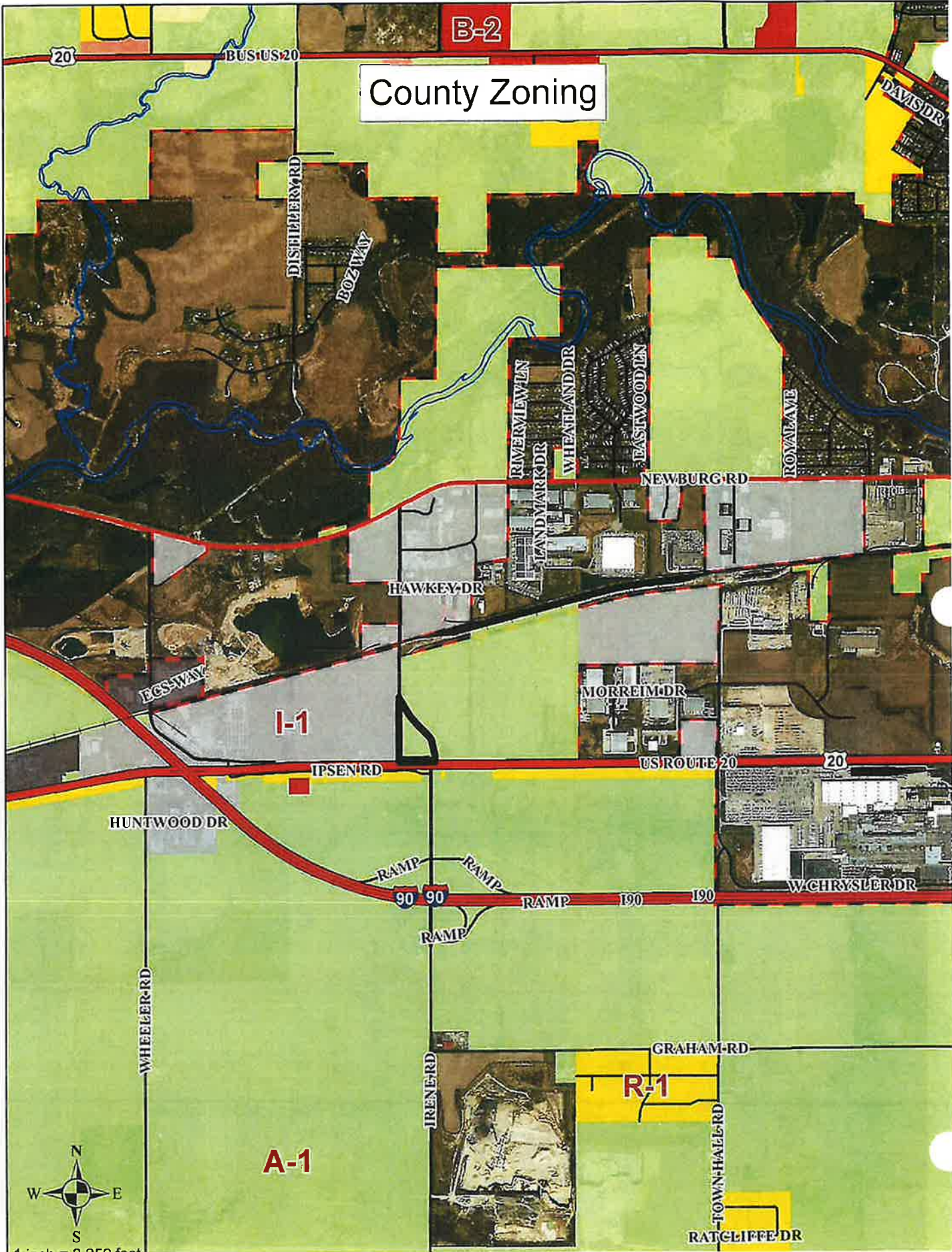
IPSEN RD

1 inch = 158 feet

City Zoning



County Zoning



STATEMENT OF THE PROJECT
SCANNELL PROPERTIES' ACQUISITION AND DEVELOPMENT
IN BELVIDERE, ILLINOIS

Generally: Scannell Properties #554, LLC, or its assigns, has a contract right to purchase about 175 acres of Property, which is east of Irene Road, south of the railroad tracks, and north of U.S. Route 20 (the "Property"), and shown on the attached map. Scannell intends to purchase the Property, annex it into the City, subdivide the Property into one commercial parcel (west of new Irene Road, the "Commercial Parcel"), two industrial parcels (east of new Irene Road being the "North Industrial Parcel" and the "South Industrial Parcel" as shown on the Subdivision Application), to dedicate an 80-foot wide strip of land to the City for the new right of way of Irene Road, and to extend water and sewer service to the west side of this Property, and north and south, along the new Irene Road right of way.

Building: Scannell proposes to build on the North Industrial Parcel a manufacturing/warehousing building with approximately 1.3 million square feet in the first phase of building, with the possibility of expanding that building in two additions of approximately 213,000 square feet each, for a total square footage of potentially 1.726 million square feet. The South Industrial Parcel and the Commercial Parcel would be held for other industrial and commercial users, but kept in agricultural use until a definite user is found. The South Industrial Parcel may eventually be split into two parcels.

Jobs: The North Industrial Parcel is proposed to be leased to General Mills, who will operate the warehouse and distribution center, or who will hire a logistics provider ("Logistics Provider") to operate the warehouse and distribution center. Because of the high-tech automated nature of the operation in the building, it is expected that, in addition to the approximately 500 to 750 construction jobs needed to build out this development, either General Mills or its Logistics Provider will employ at least 50, but up to 75 full time employees. More employees will undoubtedly be hired for the Commercial Parcel and the South Industrial Parcel, when they are built out.

Public Improvements: Scannell is dedicating to the City, as part of the subdivision plat, an 80-foot wide right of way for the realignment of Irene Road, in order to provide a smoother curve for traffic, especially for truck traffic, and a better intersection with Highway 20. All three lots will have their main access on new Irene Road. Scannell will also install and dedicate to the City, a cul-de-sac on Morreim Drive, for a truck turnaround, as shown in the site plan. If the South Industrial Parcel is divided in the future, it may also have an interior road on the South Industrial Parcel, to serve any divided lots. The City is agreeing to vacate those portions of current Irene Road, which will no longer be needed, after all the improvements for new Irene Road are installed and accepted. The City will likely construct new Irene Road, in the location shown on the Site Plan submitted to the City, with funding as identified in the Annexation Agreement, and on final plans and specifications and timing agreed to by the City and Scannell. Extension of City water and sewer to all parcels of the Property, will be made in the realigned Irene Road right of way, and in an easement from new Irene Road to Morreim Drive, in the locations approximately as shown on the preliminary subdivision plat submitted to the City. The Irene Road relocation and the water and sewer extension, are expected to be paid for either by grants or by Scannell. Scannell will also contribute to the cost of the eventual improvement of the Irene Road/Newburg Road intersection.

Funding. All of the buildings and improvements on the Property will be paid for by the developer, except that grants will be applied for, to defray the cost of the realignment of Irene Road, and, if available, for the extension of the City's water and sewer lines from Morreim Drive west to new Irene Road, and from there to US Highway 20 and to the north property boundary. This project, and the creation of these public improvements would not be possible but for certain fee waivers and property tax reimbursements from the City, from the County, and for the City's help in applying for grants and exemptions from other fees.

Process: Scannell intends to close on the purchase of the Property in early June, and is submitting formal applications in early March, so all of the approvals can be obtained before the Offer contingency date at the end of May.

PRELIMINARY PLAT
KELLY FARMS SUBDIVISION

BEING PARTS OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 31, AND THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 46 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN IN BOONE COUNTY, ILLINOIS

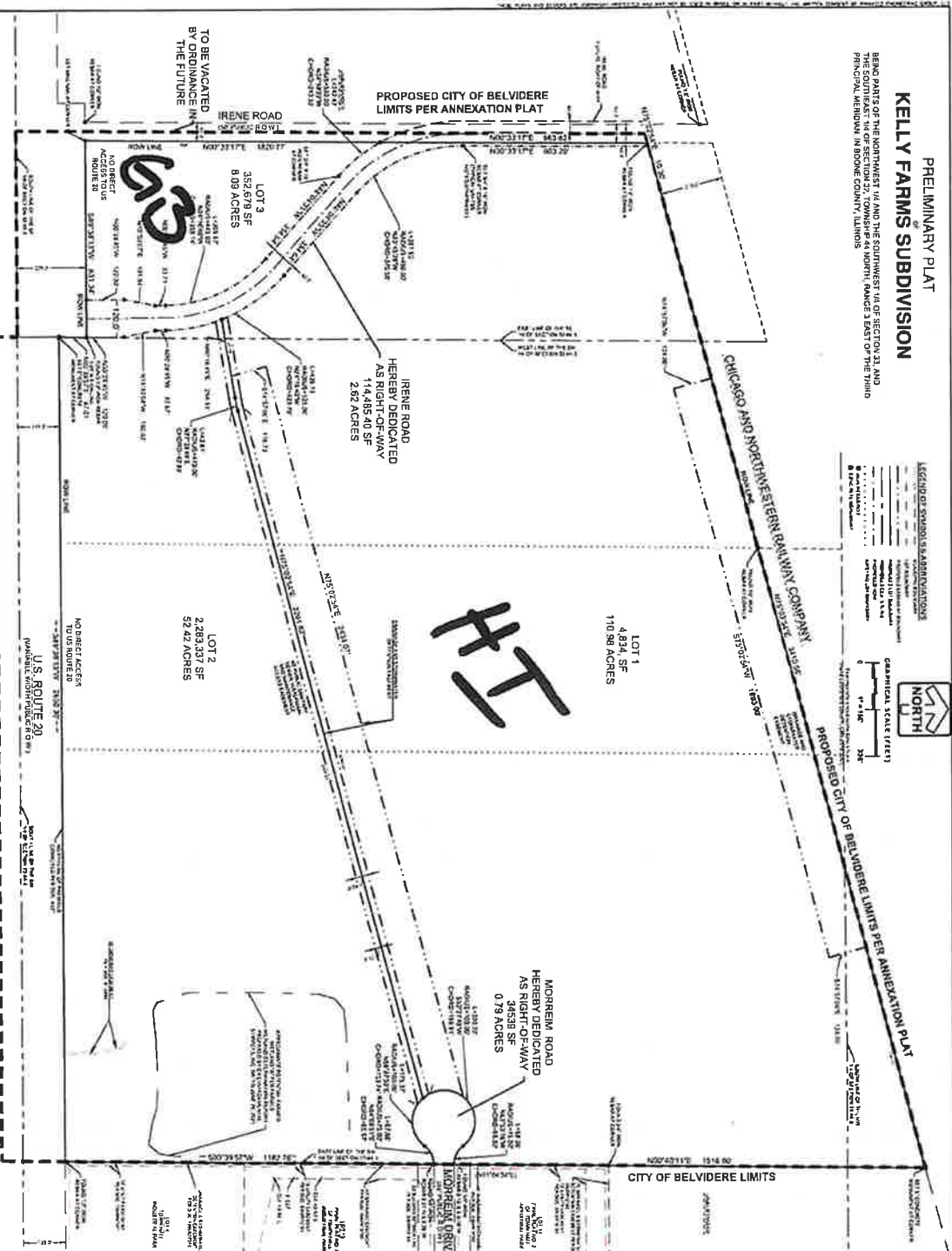
LEGEND OF SYMBOLS & ABBREVIATIONS

| | |
|-------|---|
| — | Proposed City of Belvidere Limits |
| - - - | Chicago and Northeastern Railway Company |
| - - - | Proposed City of Belvidere Limits per Annexation Plat |
| --- | Proposed City of Belvidere Limits per Annexation Plat |
| --- | Proposed City of Belvidere Limits per Annexation Plat |
| --- | Proposed City of Belvidere Limits per Annexation Plat |
| --- | Proposed City of Belvidere Limits per Annexation Plat |
| --- | Proposed City of Belvidere Limits per Annexation Plat |

Geographical Scale (Feet)

1" = 100'

NORTH



LEGAL DESCRIPTION

PRELIMINARY PLAT OF THE KELLY FARMS SUBDIVISION, BEING PARTS OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 31, AND THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 46 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN IN BOONE COUNTY, ILLINOIS.

FOR REVIEW ONLY



GENERAL NOTES

- ALL DIMENSIONS ARE GIVEN IN FEET AND INCHES UNLESS OTHERWISE SPECIFIED.
- ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
- ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
- ALL DIMENSIONS ARE TO EXTERIOR UNLESS OTHERWISE SPECIFIED.
- ALL DIMENSIONS ARE TO INTERIOR UNLESS OTHERWISE SPECIFIED.
- ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
- ALL DIMENSIONS ARE TO EXTERIOR UNLESS OTHERWISE SPECIFIED.
- ALL DIMENSIONS ARE TO INTERIOR UNLESS OTHERWISE SPECIFIED.



PINNACLE ENGINEERING GROUP
 1001 S. WASHINGTON ST., SUITE 100
 BELVIDERE, ILLINOIS 60009
 PHONE: 815.336.7222
 FAX: 815.336.7223
 WWW.PINNACLE-ENG.COM

**LOCATION : 2424 & 2444 US ROUTE 20
 BELVIDERE, IL**

**PRELIMINARY PLAT OF
 KELLY FARMS
 SUBDIVISION**

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| 1 | | |
| 2 | | |

SHEET 1 OF 2

SURVEY



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.

March 21, 2022

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

Email: gdelrose@ci.belvidere.il.us

Re: 2022-10 (RZ): Kelly Farms – General Business, Northeast of Irene Road and US Route 20

Dear City of Belvidere,

We are in receipt of a copy for a map amendment (rezoning) on approximately 8 acres northeast of Irene Road and US Route 20, Belvidere, IL 61008 from RH, Rural Holding District (pending annexation) to GB, General Business District pursuant to the Belvidere Zoning Ordinance Section 150.903 Amendment to Official Zoning Map. Part of PIN: 05-32-400-005.

The applicant would need to complete and submit a plan review for the well and/or septic, to the Boone County Health Department. This review will ensure plan meets well and/or septic setbacks. There is a \$75.00 fee for the plan review. When it is approved, the approval will be submitted to the City of Belvidere Community Development Department.

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

Opinion of the Boone County SWCD Board

Scannell Properties has submitted a request for a Natural Resource Information Report as part of an application for a zoning change from rural holding to heavy industrial. This parcel involves approximately 174.91 acres, located in sections 32 and 33 of township 44N in range 3E. The parcel identification numbers are 05-33-300-004, 05-33-100-006, 05-33-100-005, 05-32-400-005, and 05-33-300-001.

The Boone County Soil & Water Conservation District Board has a

- Favorable
- Unfavorable
- Other: _____

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 Chairmany

William Hall on 4-6-2022

Board Concerns:

This parcel has a high LE score of 82.7, a flat topography ideal for farming, and is easily accessible by farm equipment. Over ninety-five percent of the area of interest has been determined to be prime farmland. All of these factors make it ideal land for farming. After development it will be difficult to convert this land to farmland in the future, leading to loss of a natural resource.

**EXECUTIVE SUMMARY TEMPLATE
NRI REPORT 1686**

The Boone County Soil and Water Conservation District (SWCD) has completed this Natural Resource Information (NRI) Report 1686 in response to a request for a change in zoning from rural holding to heavy industrial. The project involves approximately 174.91 acres, located at PINs 05-33-300-004, 05-33-100-006, 05-33-100-005, 05-32-400-005, and 05-33-300-001. The site is located in the Southwest corner of section 33 in Belvidere township of Boone County, Illinois.

The surrounding land use is to the north, east, and west is industrial, and south is agricultural. The property is located between U.S. Route 20 and Irene road.

The purpose of the Natural Resources Information Report is to serve as a tool for determining appropriate land uses and the effect of particular land uses on the integrity of the natural resources present on or in the vicinity of the parcel.

According to the USDA Natural Resources Conservation Service Boone County Soil Survey, the site has the following soils:

| Soil Type | Name | # of Acres | % of Total Acres | Land Evaluation |
|-----------|---|------------|------------------|-----------------|
| 197A | Troxel silt loam, 0 to 2 percent slopes | 2.3 | 1.3 | 100 |
| 290B | Warsaw loam, 2 to 4 percent slopes | 1.7 | 1 | 75 |
| 379A | Dakota loam, 0 to 2 percent slopes | 159.9 | 91.7 | 75 |
| 440A | Jasper silt loam, 0 to 2 percent slopes | 5.0 | 2.9 | 93 |
| 528A | Lahoguess loam, 0 to 2 percent slopes | 4.1 | 2.3 | 93 |
| 529A | Selmass loam, 0 to 2 percent slopes | 1.3 | .8 | 93 |

Land Evaluation - Land Evaluation encompasses information regarding soils found on the site and their suitability for agricultural purposes. For purposes of the Land Evaluation portion of the LESA system, each soil is assigned a relative value number from 0 to 100, a 0 being the worst for crop production, 100 the best.

Land Evaluation Score: 82.7

Farmland Classification: Prime agricultural soils are an important resource to Winnebago County. Some of the most productive soils in the United States occur locally. Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops.

- All areas are prime farmland: 99.2%
- Prime farmland if drained: 0.8%

Hydric Soils: Hydric soils by definition have seasonal high water at or near the soil surface and/or have potential flooding or ponding problems. All hydric soils range from poorly suited to unsuitable for building.

- Hydric Inclusions: 0.8%
- Not Hydric: 99.2%

Limitations for Septic Systems: The factors considered are the characteristics and qualities of the soil that affect the limitations for absorbing waste from domestic sewage disposal systems. The major features considered are soil permeability, percolation rate, groundwater level, depth to bedrock, flooding hazards, and slope.

- Slight: 2.9%
- Restricted: 92.7%
- Severe: 3.6%
- V. Severe: .8%

Erosion and Sediment Control: Erosion is the wearing away of the soil by water, wind, and other forces. Soil erosion threatens the Nation's soil productivity and contributes the most pollutants in our waterways. Water causes about two thirds of erosion on agricultural land. Four properties, mainly, determine a soil's erodibility: Texture, Slope, Structure and Organic Matter Content.

- Moderate: 99%
- Slight: 1%

Dwelling With Basements – Dwellings are single-family houses of three stories or less. For dwellings with basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of about 7 feet. The ratings for dwellings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility. Compressibility is inferred from the Unified classification of the soil. The properties that affect the ease and amount of excavation include depth to a water table, ponding, flooding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

- Not Limited: 95.6%
- Somewhat Limited: 1.3%
- Very Limited: 3.1%

Small Commercial Buildings - Small commercial buildings are structures that are less than three stories high and do not have basements. The foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper. The ratings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility (which is inferred from the Unified classification of the soil). The properties that affect the ease and amount of excavation include flooding, depth to a water table, ponding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

- Not Limited: 1.0%
- Somewhat Limited: 98.2%
- Very Limited: .8%

Shallow Excavation: 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.

- Somewhat Limited: 96.9%
- Very Limited: 3.1%

Soil Features:

Depth to Any Soil Restrictive Layer: A restrictive layer is a nearly continuous layer that has one or more physical, chemical, or thermal properties that significantly impedes the movement of water and air through the soil or that restricts roots or otherwise provides an unfavorable root environment.

- >200 cm: 99%
- 74 cm: 1%

Frost Action: Potential for frost action is the likelihood of upward or lateral expansion of the soil caused by the formation of segregated ice lenses (frost heave) and the subsequent collapse of the soil and loss of strength on thawing. Frost action occurs when moisture moves into the freezing zone of the soil. Temperature, texture, density, saturated hydraulic conductivity (Ksat), content of organic matter, and depth to the water table are the most important factors considered in evaluating the potential for frost action. It is assumed that the soil is not insulated by vegetation or snow and is not artificially drained. Frost heave and low soil strength during thawing cause damage to pavements and other rigid structures. The potential of frost action is expressed as low, moderate, or high.

- Moderate: 97.9%
- High: 2.1%

Risk of Corrosion - Steel: Risk of corrosion pertains to potential soil-induced electrochemical or chemical action that corrodes or weakens uncoated steel. The rate of corrosion of uncoated steel is related to such factors as soil moisture, particle-size distribution, acidity and electrical conductivity of the soil. Special site examination and design may be needed if the combination of factors results in a severe hazard of corrosion. The steel in installations that intersect soil boundaries or soil layers is more susceptible to corrosion than the steel in installations that are entirely within one kind of soil or within one soil layer. The risk of corrosion is expressed as low, moderate, or high.

- Low: 1.3%
- High: 98.7%

Risk of Corrosion – Concrete: Risk of corrosion pertains to potential soil-induced electrochemical or chemical action that corrodes or weakens concrete. The rate of corrosion of concrete is based mainly on the sulfate and sodium content, texture, moisture content, and acidity of the soil. Special site examination and design may be needed if the combination of factors results in a severe hazard of corrosion. The concrete in installations that intersect soil boundaries or soil layers is more susceptible to corrosion than the concrete in installations that are entirely within one kind of soil or within one soil layer. . The risk of corrosion is expressed as low, moderate, or high.

- Moderate: 94%
- Low: 6%

Soil Suitability to Compaction: Soils are rated based on their susceptibility to compaction from the operation of ground-based equipment for planting, harvesting, and site preparation activities when soils are moist. Soil compaction is the process in which soil particles are pressed together more closely than in the original state. Typically, the soil must be moist to be compacted because the mineral grains must slide together. Compaction reduces the abundance mostly of large pores in the soil by damaging the structure of the soil. Compaction also increases the soil strength which can limit root penetration and growth. The ability of soil to hold water is adversely affected by compaction since the large pores hold water. The degree of compaction of a soil is measured by its bulk density, which is the mass per unit volume, generally expressed in grams per cubic centimeter.

Interpretation ratings are based on soil properties in the upper 12 inches of the profile. Factors considered are soil texture, soil organic matter content, soil structure, rock fragment content, and the existing bulk density. Definitions of the ratings: Low - The potential for compaction is insignificant. This soil is able to support standard equipment with minimal compaction. Medium - The potential for compaction is significant. High - The potential for compaction is significant.

- Low Resistance: 92.5%
- Moderate Resistance: 7.5%

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. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use.

- Somewhat Limited: 97.9%
- Very Limited: 2.1%

Erosion Hazard – Road/Trail: The ratings in this interpretation indicate the hazard of soil loss from unsurfaced roads and trails. The ratings are based on soil erosion factor K, slope, and content of rock fragments. The ratings are both verbal and numerical. The hazard is described as "slight," "moderate," or "severe." A rating of "slight" indicates that little or no erosion is likely; "moderate" indicates that some erosion is likely, that the roads or trails may require occasional maintenance, and that simple erosion-control measures are needed; and "severe" indicates that significant erosion is expected, that the roads or trails require frequent maintenance, and that costly erosion-control measures are needed.

- Slight: 99%
- Moderate: 1%

Water Features:

Hydrologic Soil Group: Based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms. The soils are assigned to four groups (A, B, C and D). Group A soils have high infiltration rates. Group B soils have a moderate infiltration rate when thoroughly wet. Group C soils have a slow infiltration rate when thoroughly wet. Group D soils have a very slow infiltration rate (high runoff potential) when thoroughly wet. If a soil is assigned to a dual hydrologic group (A/D B/D or C/D) the first letter is for drained areas and the second is for undrained area

- B: 96.9%
- B/D: 3.1%

Depth to Water Table- a saturated zone in the soil. It occurs during specified months. Estimates of the upper limit are based mainly on observations of the water table at selected sites and on evidence of a saturated zone, namely grayish colors (redoximorphic features) in the soil. A saturated zone that lasts for less than a month is not considered a water table.

- 15 cm: 0.8%
- 46 cm: 2.3%
- >200 cm: 96.9%

Ponding- Ponding is standing water in a closed depression. The water is removed only by deep percolation, transpiration, or evaporation or by a combination of these processes. Ponding frequency classes are based on the number of times that ponding occurs over a given period. Frequency is expressed as none, rare, occasional, and frequent.

- None: 99.2%
- Frequent: 0.8%

Flooding- the temporary inundation of an area caused by overflowing streams or by runoff from adjacent slopes

- None: 100%

Drainage Class: The frequency and duration of wet periods under conditions similar to those under which the soil formed. Seven classes of natural soil drainage are recognized—excessively drained, somewhat excessively drained, well drained, moderately well drained, somewhat poorly drained, poorly drained, and very poorly drained.

- Well Drained: 96.9%
- Somewhat poorly Drained: 2.3%
- Poorly Drained: 0.8%

Watershed Impacts: The northwest portion of the PIQ is located in the Kishwaukee River watershed. The PIQ is in the upper end of each watershed, and do not have any off-site contributory flow going through the area. Increased stormwater runoff from the site, and soil that erodes from the site, can degrade the water quality of the watershed and the downstream environment.

Biological Resources: The IL Department of Natural Resources Natural Resources Awareness Tool for applicators and other GIS maps in the office indicate twelve sensitive resources in the vicinity of the project. For a more detailed investigation, an EcoCAT Informational Request or Local Government Consultation Request report should be done.

Floodplain Review: FEMA's National Flood Hazard Layer shows there are no floodplains within the boundary of the proposed project area. There is a floodplain southwest of PIQ.

National Wetlands Inventory: According to the US Fish and Wildlife Service National Wetlands Inventory, there are no mapped wetlands within proposed project area.

Cultural Resource Review: There appears to have been a structure on the southwest edge of the proposed project, based on the Plats of 1886 and 1905.

Geologic Information: This site has the Galena bedrock formation, which is predicted to be within 100 to 300 feet below the land surface.

Boone County SWCD Comments NRI REPORT #1686

Erosion Concerns

The proposed land use of this site may lead to construction of commercial buildings in the future. It is currently zoned as farmland. 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/ium/>. 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.

Surface and Groundwater Contamination from Heavy Equipment and Vehicle Traffic

There will be several vehicles moving on and stored on the site. Most of these vehicles are heavy duty pieces of equipment, with high capacity fuel tanks and large hydraulic oil reservoirs. Due to bedrock being at or near the soil surface, absorbents should be readily available in the event of a spill or leak to promptly contain hazards that would otherwise be environmentally harmful to groundwater recharge areas. Personnel should be properly trained to contain and clean up any spills. They should periodically check for indications of leaks or spills under or around vehicles and fix issues to prevent further contamination.

Properly label, store and dispose of all fluids and other hazardous chemicals to avoid environmental contamination. Keep storage containers off the ground to avoid stormwater contamination. Any fuel storage areas should be properly located away from high traffic areas; and have secondary containment.

Prevent stormwater from washing contaminants off the site in the event of a storm. Contaminants on impermeable surfaces (concrete, asphalt, rooftops, etc.) will wash off with rain and will eventually

make its way into drainage ways which go directly to natural surface water areas (ditch, creek, river, etc.) without treatment. Avoid washing impermeable surfaces off with a hose, but rather use a broom and dispose of waste versus having contaminants wash off the site.

Rusty Patch Bumble Bee

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).

The U.S. Fish and Wildlife Service has indicated that there is potential Rusty Patch Bumble Bee habitat in the Northern portion of the property. If possible, this area should be preserved or enhanced with pollinator plantings.

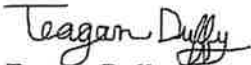
Woodland Information

The Boone County Soil and Water Conservation District encourages preserving as much of the wooded character of this site as possible. Long-term preservation of the trees will require taking certain precautions during and after construction. The ground around each tree to be saved should be flagged or fenced off. Also, it should be protected from heavy machinery. This area should be at least as wide as the area covered by the spread of the tree branches. Soil compaction around the roots of the trees can permanently interfere with the uptake of oxygen, nutrients, and water. This may cause the premature death of the trees. The placement of fill material around the trunks of trees can have the same adverse effects. Other construction practices to avoid near the trees are: cutting and filling, raising the soil level, and removing neighboring trees. Contractors and construction crews should be informed of all tree preservation efforts.

****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

BELVIDERE

Community Development Department

Planning Department

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

March 2022 Monthly Report

| Number | Project | Description | Processed |
|---------------------------|---|--|-----------|
| Belvidere Projects | | | |
| 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 |
| 6 | Cases: April | 1554 North State Street, SU | 3/2/2022 |
| | | 2005 Gateway Center Drive, SU | 3/7/2022 |
| | | Kelly Farms, PP | 3/8/2022 |
| | | Kelly Farms, FP | 3/8/2022 |
| | | Kelly Farms Industrial, RZ | 3/8/2022 |
| | | Kelly Farms Commercial, RZ | 3/8/2022 |
| 0 | Cases: May | None | |
| 1 | Annexation | Kelly Farms, NE Irene Rd & Grant Highway | 3/8/2022 |
| 1 | Temporary Uses | 400 W. Chrysler Drive | 3/25/2022 |
| 5 | Site Plans (New/Revised) | 1050 Logan Avenue | 3/14/2022 |
| | | 2101 Gateway Center Drive | 3/15/2022 |
| | | 1746 South State Street | 3/29/2022 |
| | | 115 W. Locust Street | 3/31/2022 |
| | | 1050 Logan Avenue | 3/31/2022 |
| 1 | Final Inspection | Anderson Funeral Home | 3/3/2022 |
| 3 | Downtown Overlay Review | 518 South State Street, canopy sign | 3/2/2022 |
| | | 120 North State Street, wall sign | 3/21/2022 |
| | | 121 South State Street, wall sign | 3/31/2022 |
| 3 | Prepared Zoning Verification Letters | 207-209 E. 4th Street | 3/21/2022 |
| | | 1229-1235 Logan Avenue | 3/21/2022 |
| | | 1237 Logan Avenue | 3/21/2022 |
| 1 | Issued Address Letters | 326 W. Perry Street | 3/9/2022 |
| | Belvidere Historic Preservation Commission | The Commission continued planning for the April 2nd fundraiser. The Commission discussed community outreach efforts. | |
| | Heritage Days | A kick-off planning meeting was held. Staff began ordering supplies and confirming events. | |
| | Hometown Christmas | None | |

Planning Monthly Report Cont.

Scanned Plats: E-mail, Print and/or Burn

7 Recorder's Office
2 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

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

CITY 2022

| Date | Case | Request | Petitioner/ Address | PZC | CC1 | CC2 |
|------|------|---------|---------------------|-----|-----|-----|
|------|------|---------|---------------------|-----|-----|-----|

April

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|----------|---------|-------|---|-----------|-----------|----------|
| 3/2/2022 | 2022-04 | SU | Nilesh K Patel, 1554 North State Street | 4/12/2022 | 4/18/2022 | 5/2/2022 |
| 3/7/2022 | 2022-05 | SU | Murphy USA, 2005 Gateway Center Drive | 4/12/2022 | 4/18/2022 | 5/2/2022 |
| 3/8/2022 | 2022-06 | ANNEX | Kelly Farms | 4/12/2022 | 4/18/2022 | 5/2/2022 |
| 3/8/2022 | 2022-07 | PP | Kelly Farms Subdivision | 4/12/2022 | 4/18/22 | 5/2/22 |
| 3/8/2022 | 2022-08 | FP | Kelly Farms Subdivision | 4/12/2022 | 4/18/2022 | 5/2/2022 |
| 3/8/2022 | 2022-09 | MA | Kelly Farms Industrial | 4/12/2022 | 4/18/2022 | 5/2/2022 |
| 3/8/2022 | 2022-10 | MA | Kelly Farms Commercial | 4/12/2022 | 4/18/22 | 5/2/22 |

May

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June

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| Variation | |
| Map Amendment | 2 |
| Subdivision | 3 |
| Special Use | 4 |
| Annexation | 1 |
| Text Amendment | |
| Temporary Use | |
| Appeals | |
| Total | 10 |