

**CITY OF BELVIDERE
PLANNING AND ZONING COMMISSION**

Minutes

**Tuesday, May 14, 2019
City Council Chambers
401 Whitney Boulevard
6:00 pm**

ROLL CALL

Members Present:

Daniel Arevalo CHM
Alissa Maher, VCHM
Carl Gnewuch
Robert Cantrell
Andrew Racz
Paul Engelman
Art Hyland

Staff Present:

Gina DelRose, Community Development Planner
Cathy Crawford, Administrative Assistant
Michael Drella, City Attorney

Chairman Daniel Arevalo called the meeting to order at 6:01 p.m.

MINUTES: It was moved and seconded (Engelman/Racz) to approve the minutes of April 9, 2019.

It was moved and seconded (Racz/Hyland) to amend the minutes to add the business name "Coach's Corner" to the applicant name for case 2019-04. The motion to amend the minutes carried with a 6-0 roll call vote.

The motion to approve the minutes of April 9, 2019 as amended carried with a 6-0 roll call vote.

PUBLIC COMMENT: None

UNFINISHED BUSINESS: None

NEW BUSINESS:

2019-09; Bel Rock Services, Inc. (RZ):

Application of Bel Rock Services, LLC, 130 South State Street, Suite 205, Belvidere, IL 61008, property owner, for a map amendment (rezoning) for 2054 and 2136 Graham Road from RH, Rural Holding District (pending annexation) to GI, General Industrial District, pursuant to the Belvidere Zoning Ordinance Section 150.903 Amendment to Official Zoning Map.

The public hearing was opened at 6:05 p.m.

Gina DelRose was sworn in. Ms. DelRose stated the case was published in the Boone County Journal on April 26, 2019 and certified mailings were sent to property owners within 250 feet of the subject property on April 18, 2019.

Gina DelRose summarized the staff report dated May 9, 2019. Ms. DelRose stated that the applicant applied for a map amendment from the A-1, Agricultural Preservation Area District to I-2, General Industrial District in 2012; this request was denied by the County Board. Later, the county approved a text amendment to the Boone County Zoning Ordinance allowing for the parking of commercial vehicles by special use. The applicant applied for and was granted the special use in 2013 and has run the business since that time out of two locations. All office work has been operated from Bel Rock's office on South State Street in Belvidere and its equipment is stored on the subject property.

In order to run their business more efficiently, the applicant is requesting to pre-annex the subject property into the City of Belvidere, rezone it to General Industrial, and apply for a special use to allow outdoor storage. Ms. DelRose stated that this will allow all aspects of the business to be run from one location. In 2018, the applicant purchased the adjacent property to ensure sufficient acreage to meet the City of Belvidere's Zoning Ordinance in terms of setbacks, lot coverage, screening and other requirements.

Ms. DelRose noted that the Boone County Soil and Water Conservation District's Natural Resource Inventory (NRI) Report 1621 provides a favorable opinion of the change of zoning; the report notes, however, that the soils present are highly permeable and that measures should be taken to prevent spills that could impact ground water.

Gina DelRose stated the staff recommends approval of the rezoning of the subject property from Rural Holding District to the GI, General Industrial District.

Robert Cantrell arrived at 6:10 p.m.

Chairman Arevalo invited questions from the commissioners for the staff.

Carl Gnewuch asked Ms. DelRose to clarify the reason the applicant's county request was denied in 2012.

Gina DelRose explained the motion failed due to a tied vote and one abstention. No further explanation was given at the time for the denial.

There were no further questions from the commission, applicants or the public for the staff. Chairman Arevalo asked the applicant if they wished to speak.

Applicant's attorney representative, Natalie Hyser Barber, stated the applicant would rest on their written testimony.

Chairman Arevalo invited questions for the applicant.

Carl Gnewuch asked Ms. Barber what the applicant's narrative meant by a "handsome building."

Attorney Barber explained that the applicant would comply with all building standards required by the city including setback, landscaping, greenspace ratios, and building materials. Ms. Barber referred to a photo of such a possible building that she provided with the application.

Gina DelRose, referring to the building in the photo, clarified that the building elevation photo was not included in the staff report to prevent discussion of the building's features because the State of Illinois allows only a "yes" or "no" vote for rezoning; inclusion of the elevation would have unnecessarily added to the discussion.

There were no further questions.

The public hearing was closed at 6:15 p.m.

It was moved and seconded (Gnewuch/Cantrell) to accept the findings of fact as presented in the staff report. The motion carried with a 7-0 roll call vote.

It was moved and seconded (Racz/Maher) to recommend approval of Case 2019-09. The motion carried with a 7-0 roll call vote.

2019-10; Bel Rock Services, Inc. (SU):

Application of Bel Rock Services, LLC, 130 South State Street, Suite 205, Belvidere, IL 61008, property owner, for a special use to permit outdoor storage in the GI, General Industrial District (pending rezoning) at 2054 and 2136 Graham Road, Belvidere (Belvidere Zoning Ordinance Section 150.105 (C)(8)(B)(2) Outdoor Storage and 150.904 Special Use Review and Approval Procedures). The outdoor storage will be in conjunction with Bel Rock's business which will be relocating to the site.

The public hearing was opened at 6:18 p.m.

Gina DelRose was sworn in. Ms. DelRose stated the case was published in the Boone County Journal on April 26, 2019 and certified mailings were sent to property owners within 250 feet of the subject property on April 18, 2019. Ms. DelRose summarized the staff report dated May 9, 2019.

Gina DelRose stated that since the special use granted by the County Board was only for the parking of vehicles, the business has been operating out of two locations. Pending annexation and approval of the rezoning previously requested, the requested special use for outdoor storage, if approved, will allow Bel Rock Services, LLC to operate their business more efficiently out of one location.

Gina DelRose summarized the eight regulations required by the zoning ordinance for outdoor storage. Ms. DelRose stated the area is comprised of two quarries, a residential subdivision, agriculture and a large pet boarding facility. The construction of the Irene Road Interchange in 2015 increased the likelihood that the area would transition from agriculture to development.

Gina DelRose stated that the parking of commercial vehicles and limited outdoor storage already occurs on the subject property. The Belvidere Zoning Ordinance requirements will ensure adequate screening while restricting the storage areas to the north, away from Irene and Graham Roads. The outdoor storage areas are not expected to increase the amount of traffic and congestion in the neighborhood or to lessen the property's compatibility with nearby land uses.

Gina DelRose stated that, although the Comprehensive Plan shows the area to be a mix of transit-orientated development and mineral extractions, with the upcoming review and updating of the Plan, the area will most likely be designated for a mix of commercial and industrial development. Controlled outdoor storage is oftentimes located in these districts.

The staff recommended approval of Case 2019-10 subject to the following condition:

1. Substantial compliance with the submitted site plan.

There were no questions for staff.

The applicant did not wish to provide a statement or evidence and stated they were available to answer questions.

Andy Racz asked how soon the applicant felt they would be constructing a building on the subject property.

Perry Michaud of Bel Rock Services, LLC was sworn in. Mr. Michaud said the building was planned for construction in July or August, 2019.

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

It was moved and seconded (Hyland/Racz) to accept the findings of fact as presented in the staff report. The motion carried with a 7-0 roll call vote.

It was moved and seconded to recommend approval of Case 2019-10 subject to the condition as presented. The motion carried with a 7-0 roll call vote.

Gina DelRose stated the case would move forward to the City Council for a first reading on May 20, 2019 and a second reading and vote on June 3, 2019.

OTHER BUSINESS: None

DISCUSSION: None

Staff Report:

Gina DelRose stated there will be one case for the June meeting.

Paul Engelman asked Gina DelRose when the Comprehensive Plan would be updated.

Gina DelRose stated the Region One Planning Commission (R1PC) has hired a new planner who will be working with Belvidere and Poplar Grove on the Comprehensive Plan. Ms. DelRose stated that the work will be helped by the enormous amount of research that was already done on the County's plan.

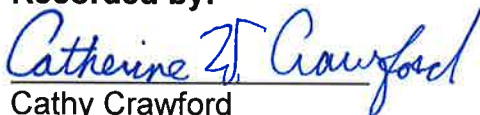
Paul Engelman asked if there will be public input sought in updating the Plan.

Gina DelRose stated that there will be public hearings by the Planning & Zoning Commission as well as public open houses held during this process.

ADJOURNMENT:

The meeting adjourned at 6:33 p.m.

Recorded by:



Cathy Crawford
Administrative Assistant

Reviewed by:



Gina DelRose
Community Development Planner