

**CITY OF BELVIDERE
PLANNING AND ZONING COMMISSION AGENDA
Tuesday, May 11, 2021
City Council Chambers
401 Whitney Boulevard
6:00 pm**

ROLL CALL

Members:

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

Staff:

Gina DelRose, Community Development Planner
Cathy Crawford, Administrative Assistant

MINUTES: Approve the minutes of the April 13, 2021 meeting.

PUBLIC COMMENT:

UNFINISHED BUSINESS: None

NEW BUSINESS:

2021-09: Casey's General Store #3598 Application of Casey's Retail Company DBA Casey's General Store #3598, PO Box 3001, One SE Convenience Blvd, Ankeny, IA 50021 on behalf of the property owner, Casey's Retail Company, PO Box 3001, One SE Convenience Blvd, Ankeny, IA 50021 for a special use to permit indoor commercial entertainment. Specifically, video gaming at 425 Beloit 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. PIN: 05-23-301-011.
Staff (Approval); PZC (); CC-1 (); CC-2 ()

2021-10: City of Belvidere (TA): Application of The City of Belvidere, 401 Whitney Boulevard, Belvidere, IL 61008 for a text amendment to the City of Belvidere Zoning Ordinance (Chapter 150 as amended) pertaining to Sections 150.105(D) Institutional District, 150.204(C) Institutional Land Uses, Table 150.405(C) Permitted Intrusions into Required Yards, Section 150.1005 Signs Exempt from Regulation Under this Section and Appendix C: Land Use Summary Chart and Section 150.902 Amendment of Zoning Regulations (Text Amendments). Specifically, the amendments are in regards to setbacks for institutional land uses, permitted institutional land uses, wheelchair ramps and flag poles.
Staff (Approval); PZC (); CC-1 (); CC-2 ()

OTHER BUSINESS: None.

DISCUSSION:

Staff report

ADJOURNMENT

**CITY OF BELVIDERE
PLANNING AND ZONING COMMISSION**

Minutes

**Tuesday April 13, 2021
City Council Chambers
401 Whitney Boulevard
6:00 pm**

ROLL CALL

Members Present:

Carl Gnewuch, Chair
Natalie Mulhall, VCHM
Paul Engelman
Andrew Racz
Art Hyland
Robert Cantrell

Staff Present:

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

Members Absent:

Alissa Maher

The meeting was called to order at 6:01 p.m.

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

PUBLIC COMMENT: None

UNFINISHED BUSINESS: None

NEW BUSINESS:

2021-08: Deuce's Wild Hospitality, LLC: Application of Deuce's Wild Hospitality, LLC, 7548 Western Gales Drive, Rockford, IL 61107 on behalf of the property owner, Logan Square Plaza Inc., 2777 Finley Road, Downers Grove, IL 60515 for a special use to permit indoor commercial entertainment. Specifically, a bar with video gaming at 884 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 1.50 acres.

The public hearing was opened at 6:03 p.m.

Gina DelRose was sworn in. Ms. DelRose stated the case was published in the Boone County Journal on March 26, 2021 and certified mailings were sent to property owners within 250 feet of the subject property on March 16, 2021. Ms. DelRose summarized the staff report dated April 6, 2021.

Ms. DelRose stated that Ordinance 254H permitted indoor commercial entertainment establishments in several tenant spaces of the strip mall. One establishment never opened and the other operated but has been closed for over a year, therefore, the special use has expired. The applicant is requesting a special use in order to operate a bar and video gaming business in the same location as was previously allowed and operational. The zoning district allows for food establishments by right and bars/taverns and arcades by special use.

The subject location is the only currently unoccupied tenant space in the strip mall and sufficient parking exists for the proposed use.

Gina DelRose provided a history of the special use for Indoor Commercial Entertainment and stated that the State allows for six video gaming machines per establishment. The City of Belvidere voted in 2020 to increase the limit on the number of gaming establishments from 30 to 40. The applicant is aware the granting of a special use does not guarantee them a license.

Gina DelRose stated that the staff recommends approval of Case 2021-08 subject to the following conditions:

1. Open alcohol is prohibited outside the premises unless otherwise permitted.
2. The video gaming shall be in substantial compliance with the site plan submitted.
3. The special use is only for the tenant space commonly known as 884 Belvidere Road.

The Chair invited questions from the Commission. Seeing none, the Chair invited questions for Ms. DelRose from the applicant or audience. There were none.

The Chair invited the applicant to speak.

Rose Mary Leggio stated she wished to operate the proposed business to provide her family a business to operate into the future.

Chair Gnewuch asked Ms. Leggio why she chose Belvidere.

Rose Mary Leggio stated that she operates a successful business in Rockford that also has video gaming. Ms. Leggio stated Rockford has placed a cap on such establishments and Belvidere is still available. Ms. Leggio stated the video gaming helped her weather the economic crises from the pandemic.

Natalie Mulhall asked Ms. Leggio if the proposed establishments will be similar to her existing business, Cucina da Rosa, in Rockford.

Rose Mary Leggio stated it will not offer as extensive a menu but food will be available.

The public hearing was closed at 6:13 p.m.

It was motioned and seconded (Racz/Cantrell) to accept the Findings of fact as presented in the staff report. The motion carried with a 6-0 roll call vote.

It was moved and seconded (Cantrell/Hyland) to recommend approval of Case 2021-08 subject to the three conditions proposed by the staff. The motion carried with a 6-0 roll call vote.

Gina DelRose stated the case would go before the City Council for a first reading on April 19, 2021 and for a second reading and final vote on May 3, 2021.

OTHER BUSINESS: None

DISCUSSION: None

Staff Report:

Gina DelRose stated there will be two cases before the Commission in May. There will be another special use for indoor commercial entertainment and a text amendment to clean up various minor issues of language in the Zoning Ordinance.

ADJOURNMENT:

The meeting adjourned at 6:17 p.m.

Recorded by:

Reviewed by:

Cathy Crawford
Administrative Assistant

Gina DelRose
Community Development Planner

CITY OF BELVIDERE
Community Development



BUILDING DEPARTMENT

PLANNING DEPARTMENT

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

May 4, 2021

ADVISORY REPORT

CASE NO: 2021-09

APPLICANT: Casey's General Store, 425 Beloit Road

REQUEST AND LOCATION:

The applicant, Casey's Retail Company DBA Casey's General Store #3598, PO Box 3001, One SE Convenience Blvd, Ankeny, IA 50021 on behalf of the property owner, Casey's Retail Company, PO Box 3001, One SE Convenience Blvd, Ankeny, IA 50021 is requesting a special use to permit indoor commercial entertainment. Specifically, video gaming at 425 Beloit 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. The subject property is irregular in shape, comprised of a Casey's General Store and parking area and is 5.66 acres. PIN: 05-23-301-011

EXISTING LAND USE:

Subject property: Casey's General Store

Adjacent property:

North: Loyal Order of the Moose Lodge #295

South: Napa Auto Parts

West: Medical Offices

East: Agricultural and Rock Valley College ATC

CURRENT ZONING:

Subject property: PB, Planned Business District

Adjacent property:

North and East: PB, Planned Business District

South: GB, General Business District

West: GB, General Business District and MR-8S, Multi-family Residential-8 Small District

COMPREHENSIVE PLAN:

Subject property: Planned Business

Adjacent property:

North, West and East: Planned Business

South: General Business and Vacant

2021-09; Casey's General Store, 425 Beloit Road

BACKGROUND:

The subject property is part of Plat 2 of Big Thunder Village which was rezoned to commercial in 1989 and platted in 1996. The property is 5.66 acres and is bounded by Beloit Road and US Route 20.

On February 6, 2017 a special use for a planned development (ordinance 331H) to construct the Casey's General Store and gas station was approved by the City Council. The video gaming area is anticipated to utilize 150 square feet of the 4,620 square-foot building. Sixteen parking spaces are required; the site currently has 25 striped parking spaces (not counting gas pumps). This allows for adequate parking for both the Casey's General Store and gaming area.

The video gaming machines will be near the kitchen area on the northeast side of the building in direct line of sight to the cashier's counter. Information included with the application proposes a glass wall-like structure enclosing the gaming area and restricting access to those that are under 21 years old. Although the Zoning Ordinance permits the gas station to be open twenty-four/seven, the gaming machines will only be operational when liquor is allowed to be sold.

Out of the five gas station locations that have received special uses, two are operational and permit the consumption of alcohol onsite. The Speedway Gas Station on Crystal Parkway qualifies as a truck stop, therefore, they were able to offer video gaming without the allowance of alcohol consumption onsite. Staff is not aware of any problems video gaming or alcohol has created at either site.

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

TREND OF DEVELOPMENT:

The property is located on the north end of town which is developed with a mix of commercial, medical and residential land uses. Belvidere North High School, Belvidere Central Middle School, Rock Valley College ATC and the Boone County Fairgrounds are nearby.

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.

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 existing video gaming machines in Belvidere have not been shown to be unreasonably detrimental. Although the consumption of alcohol at a gas station is currently only practiced at two gas stations, patrons drive to and from bars just as they drive to and from gas stations. Unlike other gas stations in Belvidere, the subject property has adequate parking for the secondary land use and a very small portion of the store will be dedicated to indoor commercial entertainment. Due to the size and location of the special use, staff does not anticipate a danger to the public health or general welfare.

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

The Comprehensive Plan shows the property as planned business. Food establishments, bars/taverns and arcades are considered appropriate uses in the planned business category. The planned business district encourages more high-end development with a stronger emphasis on aesthetics and landscaping. These factors had already been reviewed and met when the property was developed.

- 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 indoor commercial entertainment land use will not be noticeable from the outside except for potential signage. There are numerous special uses for indoor commercial entertainment approved throughout Belvidere, one being directly north of the property at the Moose Lodge.

The property has adequate parking and ingress/egress off Beloit Road. The additional traffic from the special use is not anticipated to negatively impact the accessibility of nearby properties.

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

The planning staff is not aware of any business that chose not to locate or expand due to video gaming. The property is adjacent to a variety of businesses and limited multi-family residential. The special use conditions limit the amount of space the special use

can occupy, therefore, planning staff does not anticipate that this special use will deter redevelopment of nearby properties.

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

The subject property is already developed with a gas station and convenience store that is served with municipal utilities.

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

There do not appear to be any public benefits or adverse impacts related to the special use request. Although there are residences nearby, an adjacent property already contains a bar with video gaming; it is not a unique business. Staff is not aware, however, of any negative impacts the other bars and video gaming have created.

SUMMARY OF FINDINGS:

The existing video gaming machines in Belvidere have not been shown to be unreasonably detrimental. Although the consumption of alcohol at a gas station is currently only practiced at two gas stations, patrons drive to and from bars just as they drive to and from gas stations. Unlike other gas stations in Belvidere, the subject property has adequate parking for the secondary land use and a very small portion of the store will be dedicated to indoor commercial entertainment. Due to the size and location of the special use, staff does not anticipate a danger to the public health or general welfare.

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RECOMMENDATION:

The planning staff recommends the **approval** of case number **2021-09** for a special use at 425 Beloit Road subject to the following conditions:

1. Open alcohol is prohibited outside the premises unless otherwise permitted.
2. Alcohol consumption is only permitted within the video gaming area.
3. The video gaming area must be enclosed and only accessible through a designated entrance.

Submitted by:



Gina DelRose
Community Development Planner

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

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

ATTACHMENTS

1. Location Map by Planning Staff.
2. Aerial Photo with by Planning Staff.
3. Narrative submitted by Applicant.
4. Site plan submitted by Applicant.
5. Presentation submitted by Lori Forsythe
6. Letter submitted by the Boone County Soil and Water Conservation District, Bill Hall, April 20, 2021.

BELOIT RD

CASE 2021-09
425 Beloit Road
Casey's General Store
SU

HENRY LUCKOW LN

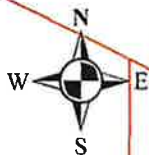
OLD BELOIT RD

(BYPASS 20)

US BUS 20

BIG THUNDER BLVD

OLF RD



1 inch = 147 feet

CASE 2021-09
425 Beloit Road
Casey's General Store
SU

BELOIT RD

OLD BELOIT RD

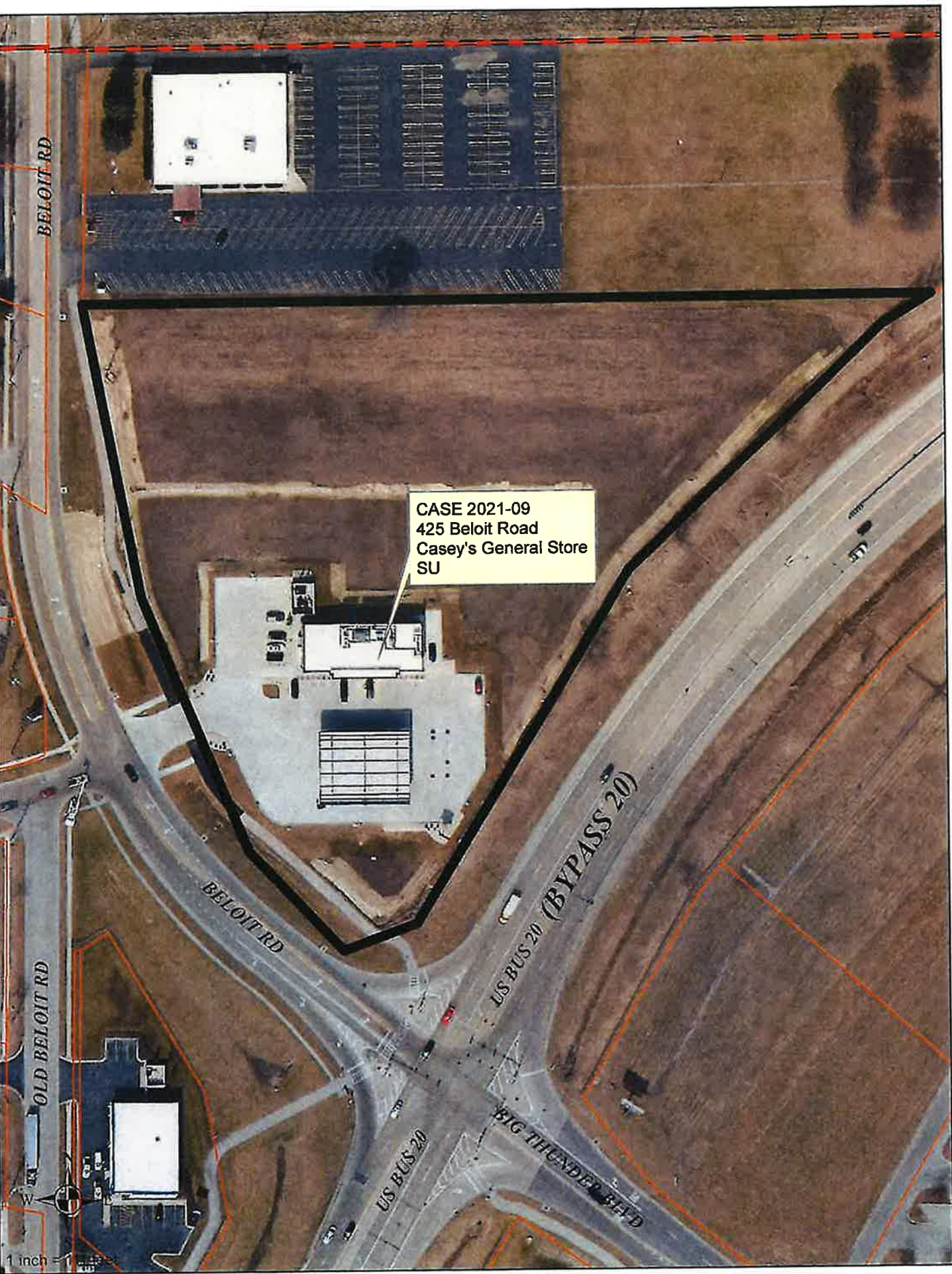
BELOIT RD

US BUS 20 (BYPASS 20)

US BUS 20

BIG THUNDER RD

1 inch





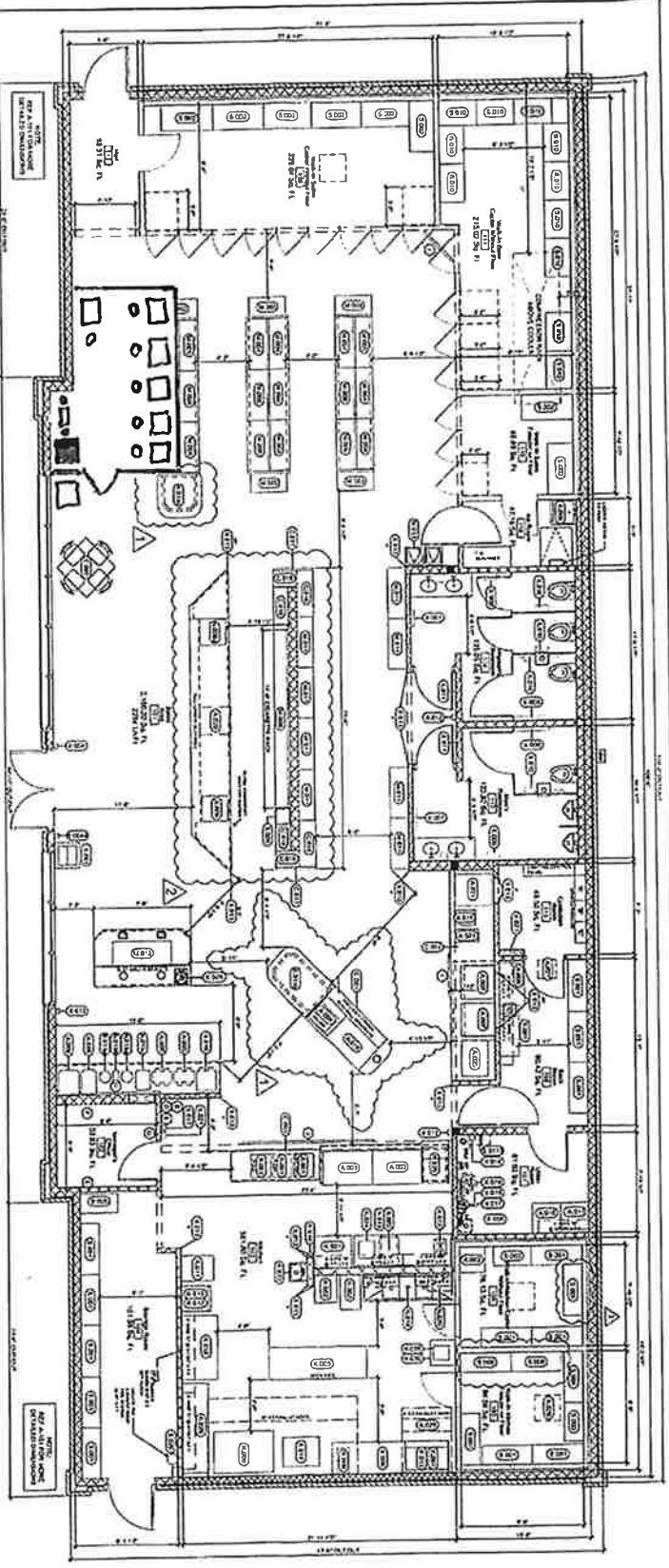
TO: City of Belvidere
FROM: Gayle Begalske
RE: Special Use Permit Application
DATE: April 8, 2021

Casey's requests that their location at 425 Beloit Rd be approved for a Special Use Permit for Indoor Commercial Entertainment (Video Gaming) that would allow for on premise alcohol consumption in addition to their existing packaged liquor sales. The on premise consumption would only be allowed in the designated video gaming area. Casey's would like to have 6 video gaming terminals placed in this designated video gaming area of the store by J&J Ventures Gaming, an Illinois Licensed Terminal Operator. The addition of an on premise consumption license would allow Casey's to apply for an Illinois state gaming license. An Illinois Gaming Agent will perform a final inspection of proposed gaming area to confirm it meets all requirements under the Video Gaming Act.

Casey's will provide a separate game area, with one inside entrance, at this location that will be monitored by a constant direct line of site by location staff. The proposed gaming area will be approximately a 10 X 15 enclosed area and an addition of a closed one way entrance monitored by staff. They propose selling beer at a retail of \$5 (above regular retail) for consumption only in the game area. The beer will be stored separately in a small fridge behind the cashier counter. The location has been selling tobacco product, lottery, as well as packaged alcohol and are currently trained to card customers for underage. The location will card 100% for game room alcohol sales at the cashier counter. After age verification has been confirmed, the customer will be instructed to return inside the gaming area where a staff member will serve the beer. The beer will not be allowed out of the gaming area. Currently the location's store hours are Monday – Sunday 4AM - 10PM. The video games will only be in operation during the hours the location is open and for when the liquor license allows for alcohol, which is currently 6am-2am Monday- Saturday and 11am-2am on Sunday.

This location has 4,620 Sq ft for the entire store. The gaming area will be approximately 150 Sq ft. The location currently has 25 parking spaces. This existing parking more than qualifies them for the requirement of 1 parking space for every 300 gross Sq ft with an additional spots for the proposed video gaming.

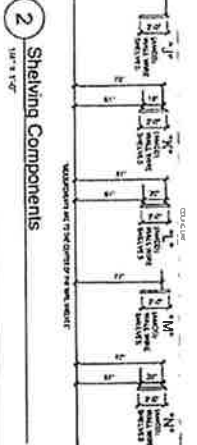
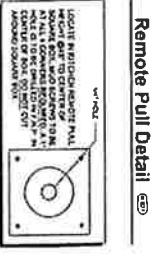
* 6 VGTs * ATM ON OUTSIDE OF GAMING WALL
 * ■ - NRT



Equipment and Fixture Floor Plan

Equipment Schedule

NO.	DESCRIPTION	QTY	UNIT	LOCATION	REMARKS
1	6 VGTs	6	Units	Along the perimeter of the gaming area	See callouts on floor plan
2	ATM	1	Unit	Outside the gaming wall	See callout on floor plan
3	NRT	1	Unit	Along the perimeter of the gaming area	See callouts on floor plan
4	Tables	10	Units	Central area of the gaming area	See callouts on floor plan
5	Chairs	20	Units	Central area of the gaming area	See callouts on floor plan
6	Lighting	100	Units	Throughout the gaming area	See callouts on floor plan
7	Structural Columns	10	Units	Throughout the gaming area	See callouts on floor plan
8	Walls	100	Units	Perimeter of the gaming area	See callouts on floor plan
9	Floors	100	Units	Throughout the gaming area	See callouts on floor plan
10	Doors	10	Units	Throughout the gaming area	See callouts on floor plan
11	Windows	10	Units	Throughout the gaming area	See callouts on floor plan
12	Signage	10	Units	Throughout the gaming area	See callouts on floor plan
13	Electrical	100	Units	Throughout the gaming area	See callouts on floor plan
14	Plumbing	100	Units	Throughout the gaming area	See callouts on floor plan
15	Mechanical	100	Units	Throughout the gaming area	See callouts on floor plan
16	Fire Protection	100	Units	Throughout the gaming area	See callouts on floor plan
17	Security	100	Units	Throughout the gaming area	See callouts on floor plan
18	Accessibility	100	Units	Throughout the gaming area	See callouts on floor plan
19	Acoustics	100	Units	Throughout the gaming area	See callouts on floor plan
20	Other	100	Units	Throughout the gaming area	See callouts on floor plan



Stevenson South AIA

GASBY'S

CLAYTON CONSTRUCTION COMPANY

BELOVEDRE, LLC

433 BELMONT ROAD

PO BOX 1000

ANN ARBOR MI 48106

EQ-101

EQUIPMENT

1528

AA-101

NOTE: REFER TO DRAWING TYPED IN THE
 TITLE BLOCK FOR THE LOCATION OF THE
 EQUIPMENT. THE LOCATION OF THE
 EQUIPMENT IS SUBJECT TO CHANGE
 WITHOUT NOTICE.



City of Belvidere Video Gaming Discussion

Lori Forsythe

Curo Group

lforsythe@curogrp.com

309-857-8669

About Casey's



- Founded in 1967
- Casey's General Stores proudly support our military men and women
- 21 locations have video gaming today with only 4 being a Truckstop
- Has provided outstanding service to community of Belvidere for the last 4 years.
- Always looking to support local charities and fundraising opportunities

New opportunity

There are now over 460 licensed Convenience Stores in Illinois

Non Traditional locations in Illinois.

Video Gaming Terminals placed in Convenience Stores benefit from:

- New customers
- Customers transitioning from lottery to video gaming
- New and additional source of revenue
- Since early 2017, video gaming in C-stores across the state has been growing at a more rapid rate than gaming parlors and all other categories in gaming.
- C-Stores offer and have offered a lot more to the communities they serve than primary gaming revenue parlors.



Proposal

- Build a separate game room at the Casey's, 425 Beloit Rd, Belvidere, IL 61008 that will be monitored by direct line of site of location staff.
- Provide beer at a retail of \$5 (above regular retail) for consumption only in the game area.
- Locations have been selling tobacco product, lottery, and package alcohol and currently trained to card customers for underage.
- Location will card 100% for Video Gaming



Key Facts

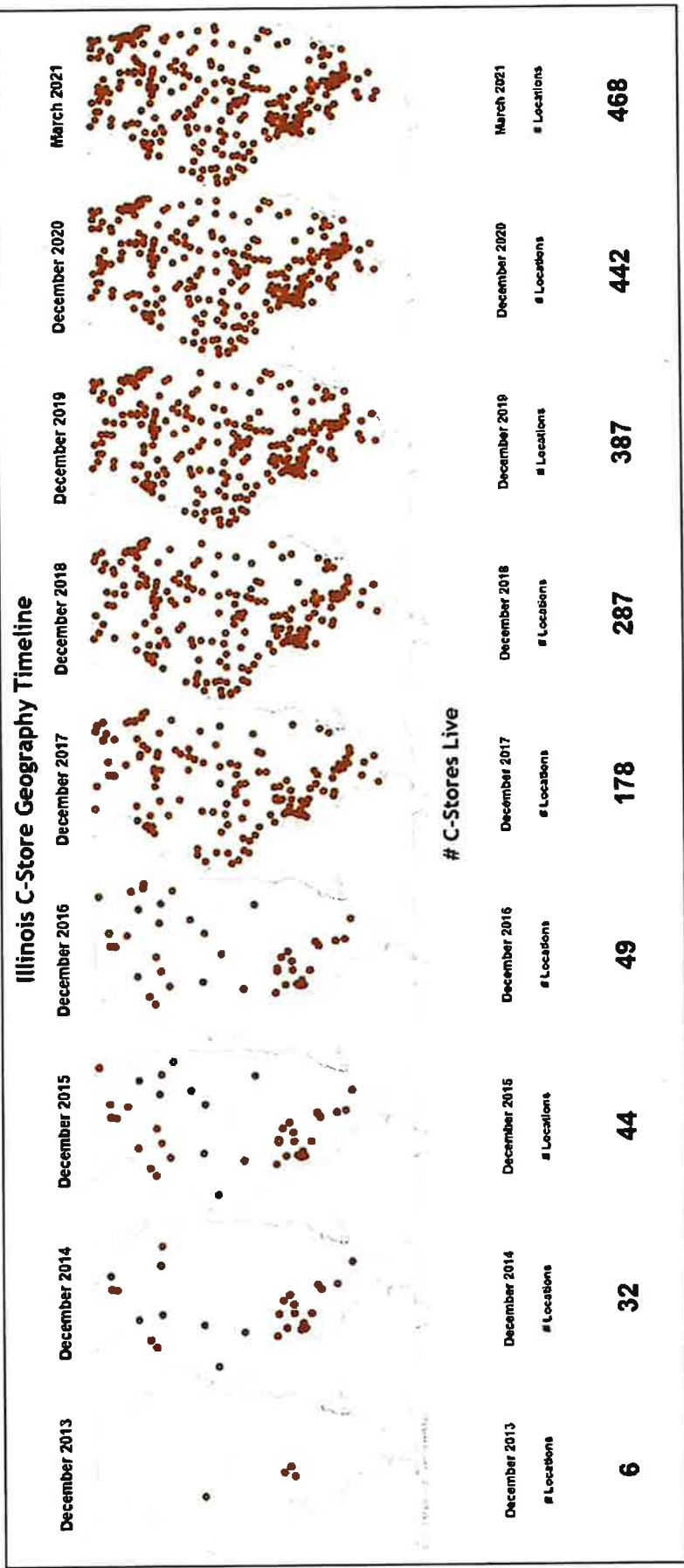
- Fuel sales alone do not keep doors open at a gas station.
- Recent Illinois taxes (cigarettes, alcohol and gas) have had a negative impact on gas stations.
- Increased minimum wage will continue to impact gas station's revenue.
- Inside sales are significant to c-stores- Casey's would like to add an additional inside category of video gaming to add revenue to store to compensate for current tax challenges and to stay competitive.
- Current lottery sales at Casey's have no shared revenue to the city or the station. Casey's would like to offer video gaming to these customers. This would allow the city to add a potential of **15K** annually.
- Casey's has been a part of the community of Belvidere for **4 Years** and hope to have the support of the city to be able to offer video gaming at this location located at 425 Beloit Rd.

Casey's On Premise Pour Policy for alcohol Sales

- ***NO ALCOHOL WILL BE SOLD WITHOUT A VALID ID***
- Associate must be 21 on duty to sell beer to and monitor the gaming machines
- Customer must keep beer in the designated area of the gaming machines and must consume beer on premise.
- There will be a **THREE(3) beer MAXIMUM** per person in a 24 Hr period.
- The associate must serve the beer in the designated gaming area
- Only authorized beer behind the counter will be sold for consumption
- No open containers can leave the store
- No on duty associate can consume alcohol



C-Store Opportunity



- 468 C-Store Pours were live with Video Gaming month end March, 2021
- 7 additional C-Stores approved by IGB in April
- 49 additional C-Stores on IGB pending list
 - We believe that a majority of these will be approved in the next 6 months
- We project this category to exceed 550 locations live by the end of 2021!
 - This would be a 24% YOY Growth Rate
 - The #1 fastest growing category in Gaming

March, 2021 - Statewide Video Gaming Performance by Category

Category	# Locations	Average NTI	Max. NTI	Total NTI
Truckstops	280	\$87,574	\$345,091	\$24,520,706
Gaming Parlor	1,091	\$65,674	\$203,638	\$71,650,351
C-Store	468	\$40,106	\$138,645	\$18,769,822
Non-Traditional	281	\$28,824	\$122,127	\$8,099,609
Bar/Restaurant	4,881	\$23,773	\$210,544	\$116,037,835
Veterans	299	\$18,239	\$78,485	\$5,453,551
Fraternal	160	\$13,116	\$44,310	\$2,098,584
Totals	7,460	\$33,060	\$346,091	\$246,630,460

Belvidere Area Video Gaming Market – Casey’s General Store Analysis Surrounding 40 Miles of Belvidere

Belvidere Area Gaming Market (Surrounding 40 Miles)

Category	# Locations	Average NTI	Top NTI	Total NTI
Truckstops	43	\$60,444	\$169,169	\$2,599,101
Gaming Parlor	237	\$50,827	\$127,117	\$12,045,957
C-Store	30	\$26,094	\$73,567	\$782,806
Non-Traditional	38	\$20,049	\$56,673	\$761,866
Bar/Restaurant/VFW/Fraternal	921	\$19,200	\$98,318	\$17,682,798
Pending Bar/Restaurant	52			
Pending Non-Traditional	10			
Pending C-Store	7			
Pending Parlor	19			
Pending Truckstop	3			
Grand Total	1360	\$26,692	\$169,169	\$33,872,528

Belvidere Income Potential Based on Live C-Store Averages

Average Location Income for C-Stores	
Average C-Store NTI:	\$26,094
Average Location Share/Month:	\$9,133
Location Share, Annualized Run Rate:	\$109,595

Average Municipality Income for C-Stores:	
Average C-Store NTI:	\$26,094
Average Municipality Share/Month:	\$1,305
Municipality Share, Annualized Run Rate:	\$15,656

The tables above depict Trailing 6 Month Average NTI data for Locations with Video Gaming in the surrounding 40 Miles of Belvidere. We organized the data by Category in Illinois' Video Gaming Market.

Convenience Stores, Gaming Parlors, and Non-Traditionals and are broke out as a separate Categories licensed within Illinois' Gaming Market.

C-Stores are Poor Licensed locations with fuel that do not meet the acreage and/or fuel sales requirements for a Licensed Truckstop. They have limited Video Gaming Hours of Operation due to their Liquor License while Truckstops are allowed 24/7 Video Gaming. Gaming Parlors are new businesses who profit solely from Video Gaming Income while Non-Traditionals are existing businesses made of Grocery, Tobacco, and Liquor stores with Gaming. On average, C-Stores outperform typical Bars, Restaurants, Fraternal, and VFW locations but underperform licensed Truck-stops & "Gaming Parlors".

Within the Surrounding 40 Miles of Belvidere, we found 30 C-Stores that are Live with Video Gaming and an additional 7 C-Stores Pending IGB approval. The 30 C-Stores have averaged \$26,094 NTI/month each in their last 6 months live. We believe the Casey's located at 425 Beloit Rd in Belvidere will significantly outperform this area average for C-Stores.

The 2 top tables on the right are Income Potential Tables based on the area's C-Store average performance. Income depicted in the bottom table is what we project for this specific Casey's in Belvidere.

Surrounding 40 Mile Radius

License Number	d/b/a	Address	City	State	zip	Location Types	LiveDate
161004281	Speedway #6207	1495 E Wilson St	BATAVIA	IL	60510	Truckstops	5/31/2017
171003600	Speedway #4440	38980 N Green Bay Road	Beach Park	IL	60087	Truckstops	6/11/2018
161002424	Speedway #3995	2091 Crystal Pkwy	Belvidere	IL	61008	Truckstops	8/1/2017
160703291	Logan Ave Mobil	1778 Logan Ave.	Belvidere	IL	61008	C-Store	1/20/2018
180703718	1 Stop Shop Inc	1105 N State St	Belvidere	IL	61008	C-Store	6/28/2019
190702377	Expresslane Gas & Food Mart Inc	1024 N State Street	Belvidere	IL	61008	C-Store	12/18/2019
141003932	Big Rock Mart	48 W230 Rt.30	Big Rock	IL	60511	Truckstops	8/11/2015
160700204	Carpentersville Bp (Gei-150)	695 Barrington Road	Carpentersville	IL	60110	C-Store	2/14/2017
160703463	Eastwood #2 Inc.	2431 Randall Rd.	Carpentersville	IL	60110	C-Store	3/27/2017
180701396	Quick Shop Food And Liquors	3002 Wakefield Dr	Carpentersville	IL	60110	C-Store	6/25/2019
201000200	Wheeler Road Mobil	5955 Wheeler Road	Cherry Valley	IL	61016	Truckstops	7/9/2020
160702672	Cortland Mobil	15 W. Lincoln Hwy	Cortland	IL	60112	C-Store	11/21/2018
170702246	Express Lane Gas & Food Mart	504 Il Route 75 E	Davis	IL	61019	C-Store	9/12/2017
181002119	Thorntons #306	100 Dundee Ave	East Dundee	IL	60118	Truckstops	4/2/2019
201000281	East Dundee Shell	1097 E Main Street	East Dundee	IL	60118	Truckstops	7/24/2020
171003954	Oasis On 20	3191 Us Highway 20 Unit C	Elgin	IL	60124	Truckstops	7/25/2018
201000292	Elgin Shell	2320 N Randall Rd	Elgin	IL	60123	Truckstops	7/1/2020
171002435	The Depot	314 Main St	Forreston	IL	61030	Truckstops	12/27/2017
121007210	Rock Corner Marathon	351 W Rt 173	Fox Lake	IL	60020	Truckstops	4/15/2013
170704015	Gilberts Mobil Mart	171 E Higgins Rd	Gilberts	IL	60136	C-Store	10/3/2018
201000293	Gilberts Shell	385 E Higgins Rd	Gilberts	IL	60136	Truckstops	8/28/2020
121000536	Road Ranger	19N681 Us Highway 20	Hampshire	IL	60140	Truckstops	10/15/2012
161002414	Speedway #5036	110 Arrowhead Dr	Hampshire	IL	60140	Truckstops	5/17/2017
181003348	Love'S Travel Stop #763	201A Love'S Crossing	Hampshire	IL	60140	Truckstops	2/10/2020
201000106	Travelcenters Of America	19 North 430, U.S. Highway 20	Hampshire	IL	60140	Truckstops	7/8/2020
190700090	Jack & Jina'S	535 E Lincoln	Hinckley	IL	60520	C-Store	7/6/2019
171000664	Thorntons #311	27905 West Highway 176	Island Lake	IL	60042	Truckstops	7/28/2018
160700238	Johnsburg Quik Shop (Gei-196)	3615 Chapel Hill Rd	Johnsburg	IL	60050	C-Store	4/6/2017
180702860	Kirkland Quick Shop	411 W. Main St.	Kirkland	IL	60146	C-Store	11/27/2018
141002952	The Grove Mart	4231 Algonquin Rd	Lake In The Hills	IL	60156	Truckstops	11/17/2014
190702966	Citgo Gas Station	406 3Rd St	Leaf River	IL	61047	C-Store	1/16/2021
190703557	Rain'S Kitchen / Loves Park Clark	5701 N. Second St.	Loves Park	IL	61111	C-Store	7/13/2020
190703502	Quick N Save	130 E. Riverside Blvd.	Loves Park	IL	61111	C-Store	7/14/2020
190704130	Da Catch	1824 E Riverside Blvd	Loves Park	IL	61111	C-Store	9/29/2020

Surrounding 40 Mile Radius Cont.

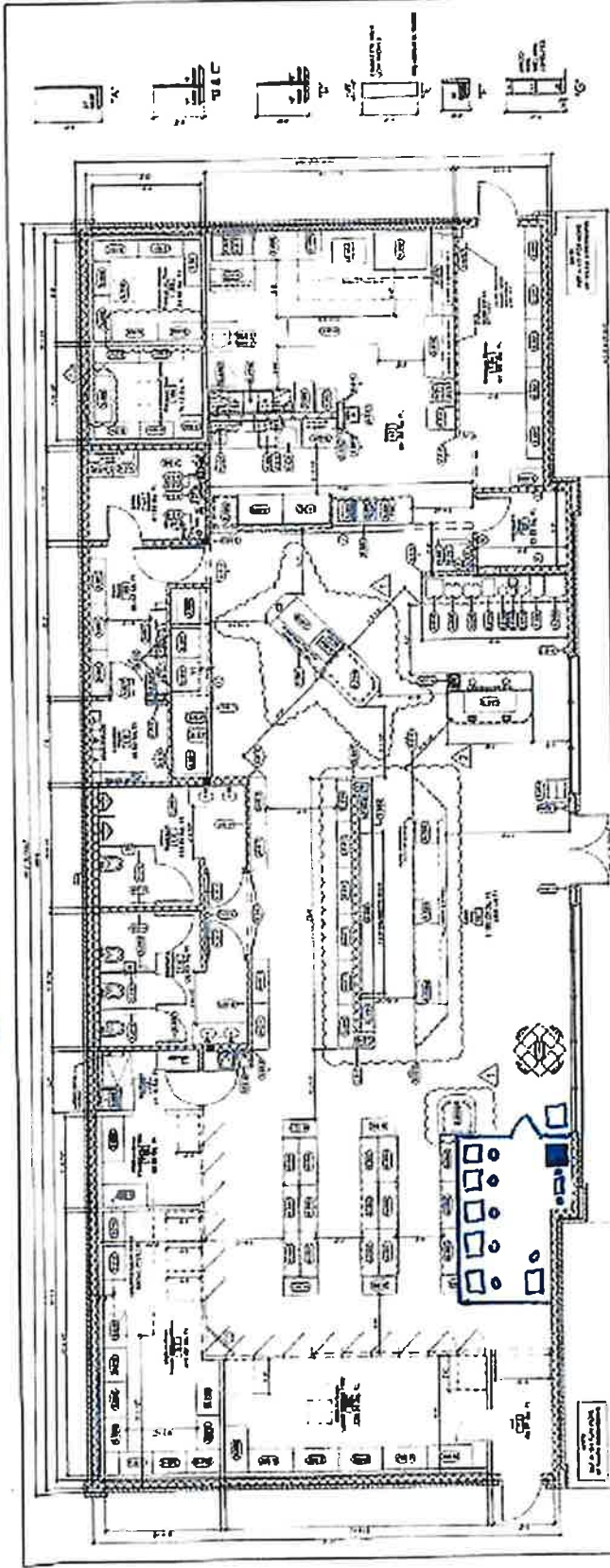
License Number	d/b/a	Address	City	State	zip	Location Type	Live Date
140704221	Hickey's Corner Store	4201 Route 38 E	Malia	IL	60150	C-Store	4/21/2015
131000444	Monroe Center Oasis	5534 N Limestone Rd	Monroe Center	IL	61052	Truckstops	5/22/2014
160703744	Pecatonica Mobile Mart	102 E 9Th St.	Pecatonica	IL	61063	C-Store	2/15/2019
201000294	Oasis Starks Corner	15N454 Route 47	Pingree Grove	IL	60140	Truckstops	4/5/2021
131006213	J & D Countryside Marathon	13615 State Route 76	Poplar Grove	IL	61065	Truckstops	6/25/2014
190702089	Richmond Quik Shop (Gal-118)	8606 Ua Route 12	Richmond	IL	60071	C-Store	2/19/2020
190700263	Bp Food Mart	10007 N Main St Suite A	Richmond	IL	60071	C-Store	7/19/2020
121003197	Road Ranger	890 E Highway 38	Rochelle	IL	61068	Truckstops	11/6/2012
201000059	Circle K #1408	1110 N Dement	Rochelle	IL	61068	Truckstops	2/12/2020
181003347	Love'S Travel Stop #754	400 Steward Road	Rochelle	IL	61068	Truckstops	2/12/2020
190704025	Casey'S General Store #1841	330 S 7Th St	Rochelle	IL	61066	C-Store	10/1/2020
191003389	Benny'S Corner Market	601 F800 Rd	Rochelle	IL	61068	Truckstops	10/30/2020
121006729	I-39 Shell	4740 Baxter Rd.	Rockford	IL	61109	Truckstops	6/11/2013
121001298	South Main Mobil	550 South Rock Drive	Rockford	IL	61102	Truckstops	6/27/2013
131002684	Road Ranger	4960 South Main Street	Rockford	IL	61102	Truckstops	12/20/2013
140701579	Payal Gas And Food	4712 W. State Street	Rockford	IL	61102	C-Store	6/16/2014
151001263	Sandy Phillips 66	4545 Sandy Hollow Road	Rockford	IL	61109	Truckstops	5/11/2016
160703597	Harl Guru Gas And Food	4900 W State St.	Rockford	IL	61102	C-Store	3/6/2018
181002518	Circle K #4701474	2301 South Perryville Road	Rockford	IL	61108	Truckstop	8/19/2019
190700764	Sah Fast Foods Inc	479 N Springfield Ave	Rockford	IL	61101	C-Store	12/5/2019
190703664	Mobil	4962 S 20Th St.	Rockford	IL	61109	C-Store	2/10/2021
121010100	Love'S Travel Stop # 322	13477 Quality Drive	Roscoe	IL	61073	Truckstops	12/12/2013
181003107	Speedway #3962	5951 Rockton Road	Roscoe	IL	61073	Truckstops	2/14/2019
141001578	Shabbona Bp	515 E Comanche Ave	Shabbona	IL	60550	Truckstops	12/23/2014
121003189	Road Ranger	6070 Gardner Street	South Beloit	IL	61080	Truckstops	1/7/2013
121009154	Pilot Travel Center #646	16049 Willowbrook Road	South Beloit	IL	61080	Truckstops	1/16/2014
161001947	Fas Mart #5156	15766 Manchester Road	South Beloit	IL	61080	Truckstops	1/18/2017
141003152	Ps Fuels And Market	14 Route 25	South Elgin	IL	60177	Truckstops	4/3/2015
171002440	Speedway #6651	1775 N La Fox St	South Elgin	IL	60177	Truckstops	12/5/2016
140701527	Stillman Valley Marathon	111 East Roosevelt Road	Stillman Valley	IL	61084	C-Store	7/6/2014
131001937	Countryside	9 South 595 Rt 47	Sugar Grove	IL	60554	Truckstops	1/15/2014
161002390	Sugar Grove Shell	375 N. Sugar Grove Pkwy.	Sugar Grove	IL	60554	Truckstops	5/2/2017
171000325	Grove Stop	11 Waubesa Dr	Sugar Grove	IL	60554	Truckstops	7/21/2017
150703021	Corner Pantry	620 W. Liberty St. Unit C	Wauconda	IL	60084	C-Store	8/21/2017
201001385	Wauconda Bp (Gal-161)	512 W. Liberty Street	Wauconda	IL	60084	Truckstops	12/5/2021
171002627	Thorntons #321	3233 Grand Avenue	Waukegan	IL	60084	Truckstops	9/6/2018
190702738	Winnibago Mobil	903 North Elida Street	Winnibago	IL	61088	C-Store	2/25/2020

Surrounding 40 Mile Radius Cont.

License Number	d/b/a	Address	City	State	zip	Location Types	LiveDate
210700698	Ahrb Inc	1052 Belvidere Rd	Belvidere	IL	61008	Pending C-Store	3/18/2021
210700353	Jum Group Lic	171 S Appleton Rd	Belvidere	IL	61008	Pending C-Store	3/12/2021
210700699	Hrb Group Inc	2001 N State St	Belvidere	IL	61008	Pending C-Store	3/18/2021
200700023	Cherryvale Mobil	1736 Perryville Rd	Cherry Valley	IL	61016	Pending C-Store	1/7/2020
211000705	Casey's General Store #3549	314 E Main St	Forreston	IL	61030	Pending Truckstop	3/18/2021
210700300	Ja Kirkland	411 W Main St	Kirkland	IL	60146	Pending C-Store	2/10/2021
200702750	Expresslane Gas & Food Mart	452 Lake Lida Lane	Rochelle	IL	61068	Pending C-Store	11/18/2020
191003856	Pilot Travel Center #1181	1201 East II Route 38	Rochelle	IL	61068	Pending Truckstop	11/19/2020
201002840	I-39 Shell	4740 Baxler Rd.	Rockford	IL	61109	Pending Truckstop	11/30/2020
180703238	Thornboms #304	598 Washington Street	Round Lake Park	IL	60073	Pending C-Store	9/26/2018

Store Floor Plan with gaming

- * 6 VGTS * ATM ON OUTSIDE OF GAMING WALL
- * ■ NRT

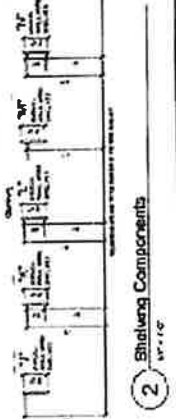


Equipment and Fixture Floor Plan

Equipment Schedule

Item No.	Description	Quantity	Manufacturer	Model	Notes
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2 Shelving Components



Remove Pull Detail



Sherrill
 1234 Main St
 Anytown, CA 90210
 (555) 123-4567

Liberty
 5678 Elm St
 Anytown, CA 90210
 (555) 876-5432

Other Suppliers
 ...

AQ-101

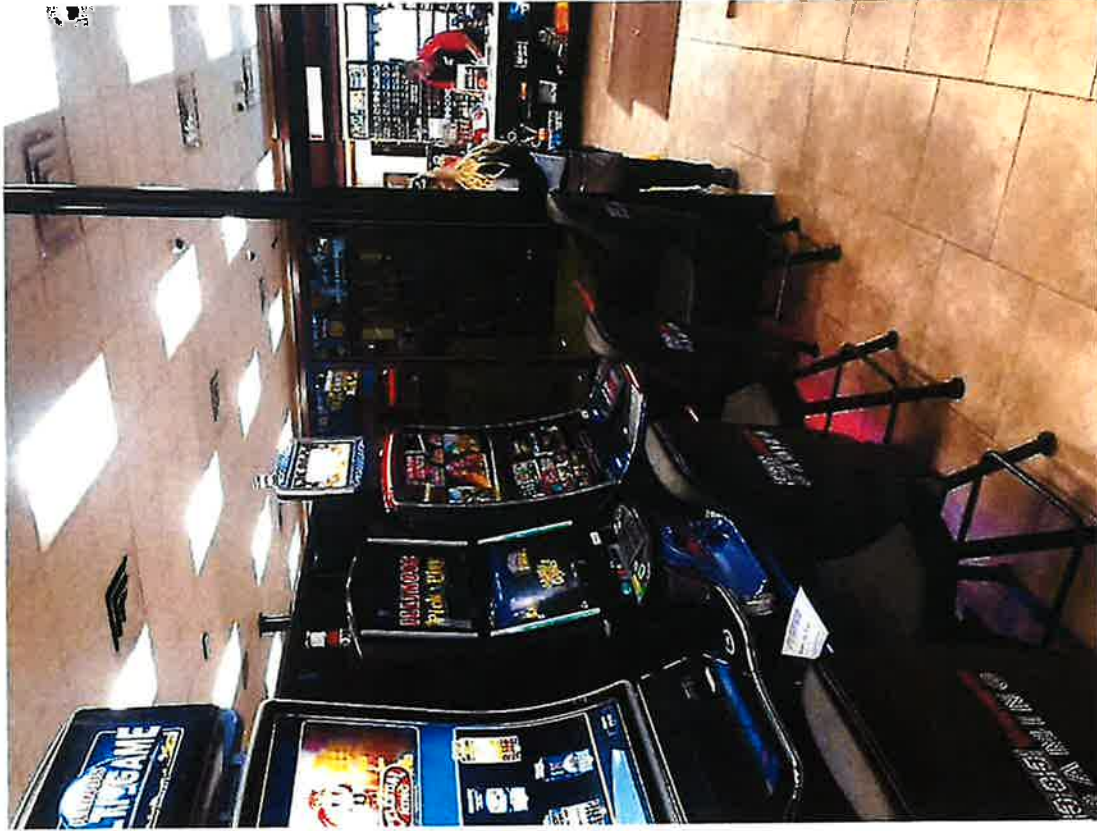
Signage outside Casey's Locked Game Room



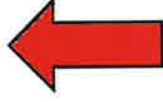
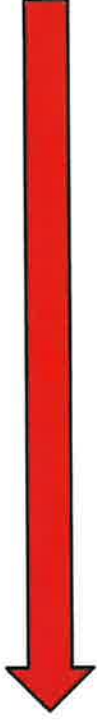
ID Door Scanner



Example of Casey's Game Areas



Game Room is in direct line of sight from cashier



Dividers between machines



- Questions
- Concerns
- Next Steps





211 N. Appleton Road
Belvidere, IL 61008
815-544-2677 x3

April 20, 2021

SWCD NRI #: XXXX

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: 425 Beloit Road, Belvidere
PIN(S): 05-23-301-011

Contact	Petitioner	Owner
Casey's Retail Company	Same	Same
PO Box 3001; One SE Convience Blvd. Ankeny, IA 60021		Same
515-381-5109		Same

Request: Special use for indoor commercial entertainment, specifically video gaming.

Notes: No additional construction or soil disturbance is taking place. The video gaming machines will be inside a Casey's General Store/ gas station

Sincerely,

A handwritten signature in blue ink that reads "Bill Hall".

Bill Hall

Boone County Soil &
Water Conservation District

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

May 4, 2021

ADVISORY REPORT

CASE NO: 2021-10

APPLICANT: City of Belvidere

REQUEST:

The City of Belvidere, 401 Whitney Boulevard, Belvidere, IL 61008 is requesting a text amendment to the City of Belvidere Zoning Ordinance (Chapter 150 as amended) pertaining to Sections 150.105(D) Institutional District, 150.204(C) Institutional Land Uses, Table 150.405(C) Permitted Intrusions into Required Yards, Section 150.1005 Signs Exempt from Regulation Under this Section and Appendix C: Land Use Summary Chart and Section 150.902 Amendment of Zoning Regulations (Text Amendments). Specifically, the amendments are in regards to setbacks for institutional land uses, permitted institutional land uses, accessibility ramps and flag poles.

The methods used to show changes are:

xxxxxxxxxxx = (Standard text) existing text within the zoning code; no changes proposed.

~~xxxxxxxxxxx~~ = (Strike through text) text that is proposed to be deleted from the zoning code.

xxxxxxxxxxx = (Highlighted and underlined text) new text that is proposed to be inserted into the zoning code.

Section 150.105(D) Institutional District

(A) Institutional District

(1) Institutional (I) District

A. Description and Purpose. This district is intended to permit development that is institutional in nature (all government uses, all public and private schools, day care centers, religious institutions, institutional residential uses, parks, and similar uses). Density and intensity standards for this district are designed to ensure that the Institutional District shall serve as a designation that reflects and protects the community character of its surrounding area.

Rationale: This district is used to provide an appropriate mechanism for regulating institutional land uses to ensure that the development reflects and protects the community character of its surrounding area. This district is intended to be mapped either to provide clusters of institutional use (such as a campus) or to provide individual sites for institutional use (such as a neighborhood school or religious institution) within areas predominated by other zoning districts.

B. List of Allowable Principal Land Uses (per Article 2)

1. Permitted by Right

Cultivation
Selective Cutting
Passive Outdoor Public Recreation
Active Outdoor Public Recreation
Public Services and Utilities
Indoor Institutional (minor)
Small Wireless Facility

2. Permitted as Special Use

Clear Cutting
Day care center (3+ children)
Outdoor Institutional
Institutional Residential
Indoor Institutional (major)

C. List of Allowable Accessory Uses (per Article 2)

1. Permitted by Right

Company Cafeteria
On-Site Parking Lot
Drainage Structure
Filling
Lawn Care
Home Occupation
Exterior Communication Devices

2. Permitted as Special Use

Wind Energy Systems

D. List of Allowable Temporary Uses (per Article 2)

Outdoor Assembly
Contractor's Project Office
Contractor's On-Site Equipment Storage
On-Site Real Estate Sales Office
Relocatable Building
Construction Dumpsters

E. Regulations Applicable to All Uses

1. Landscaping Regulations (See Article 6)
2. Performance Standards (See Article 7)
3. Signage Regulations (See Article 10)

F. Regulations Applicable to Residential Uses

1. Residential Density and Intensity Requirements:

- C. Minimum Zoning District Area: 10,000 square feet
- D. Maximum Gross Density (MGD): 4.00 du/acre
- E. Minimum Landscape Surface Ratio (LSR): 50%
- F. Maximum Accessory Structure Size:
 - Detached Garage: 288 square feet per dwelling unit
 - Attached Garage: 576 square feet per dwelling unit
 - Accessory Utility Shed: 120 square feet

2. Residential Bulk Requirements:

- C. Minimum Lot Area: 10,000 square feet

- B. Minimum Lot Width: 80 feet
- C. Maximum Gross Density (MGD): Up to 50 du/acre per limits of the Special Use permit.
- D. Minimum Street Frontage: 40 feet
- E. **Minimum Setbacks:**
 - Front or Street Side Lot Line to House: 30 feet
 - Front or Street Side Lot Line to Attached Garage: 30 feet
 - Side Lot Line to House or Attached Garage: 10 feet
 - Total of Both Sides, Lot Lines to House/Attached Garage: 20 feet
 - Rear Lot Line to House or Attached Garage: 25 feet
 - Setback to Residential: See Section 150.204(C)**
 - Side Lot Line to Accessory Structure: 3 feet from property line, 5 feet from alley
 - Rear Lot Line to Accessory Structure: 3 feet from property line, 5 feet from alley
 - Required Bufferyard: See §150.607 along zoning district boundary
 - Minimum Paved Surface Setback: 3 feet from side or rear; 10 feet from street; (driveways established prior to adoption date of this ordinance are exempted)
- F. Minimum Dwelling Unit Separation: 20 feet
- G. Maximum Height of Dwelling Unit: 35 feet, greater with a Special Use permit
- H. Maximum Height of Accessory Structure: 20 feet
- I. Minimum Number of Off-Street Parking Spaces Required on the Lot: See parking lot requirements per specific land use in §150.204
- J. Minimum Dwelling Size: 1200 square feet, measuring no less than 24 feet by 40 feet

G. Regulations Applicable to Nonresidential Uses

1. Nonresidential Intensity Requirements:

- C. Maximum Number of Floors (F): 2 or greater with Special Use approval granted per the requirements of §150.904.
- D. Minimum Landscape Surface Ratio (LSR): 50%
- E. Maximum Floor Area Ratio (FAR): .20
- F. Minimum Lot Area (MLA): 10,000 square feet
- G. Maximum Building Size (MBS): na

2. Nonresidential Bulk Requirements:

- C. Minimum Lot Area: 10,000 sq ft
- D. Minimum Lot Width: 80 feet; Minimum Street Frontage: 40 feet
- E. **Minimum Setbacks:**

- Building to Front or Street Side Lot Line: 30 feet
- Building to Residential Side Lot Line: 10 feet
- Building to Residential Rear Lot Line: 25 feet
- Building to Nonresidential Side Lot Line: 10 feet
- Building to Nonresidential Rear Lot Line: 25 feet

Setback to Residential: See Section 150.204(C)

- Side Lot Line to Accessory Structure: 3 feet from property line, 5 feet from alley
- Rear Lot Line to Accessory Structure: 3 feet from property line, 5 feet from alley

Required Bufferyard: See §150.607 along zoning district boundary

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

F. Minimum Building Separation: 20 feet

G. Maximum Building Height: 35 feet, greater with Special Use permit

H. Minimum Number of Off-Street Parking Spaces Required on the Lot: See parking lot requirements per specific land use in §150.204

Section 150.204(C) Institutional Land Uses

(C) Institutional Land Uses

- (1) **Passive Outdoor Public Recreational.** Passive outdoor public recreational land uses include all recreational land uses located on public property which involve passive recreational activities. Such land uses include arboretums, natural areas, wildlife areas, hiking trails, bike trails, cross country ski trails, horse trails, open grassed areas not associated with any particular active recreational land use (see (b), below), picnic areas, picnic shelters, gardens, fishing areas, and similar land uses.

A. **Parking Requirements.** One space per 3 expected patrons at maximum capacity. Per §§150.704(G) if parking needs exceed this minimum requirement, in the opinion of the Zoning Administrator, additional parking spaces sufficient to meet the average maximum weekly peak-hour parking space demand shall be provided by the property owner.

- (2) **Active Outdoor Public Recreational.** Active outdoor public recreational land uses include all recreational land uses located on public property which involve active recreational activities. Such land uses include playcourts (such as tennis courts and basketball courts), playfields (such as ball diamonds, football fields, and soccer fields), tot lots, outdoor swimming pools, swimming beach areas, fitness courses, public golf courses, and similar land uses.

A. Regulations

1. Facilities using night lighting and adjoining a residentially zoned property shall install and continually maintain a bufferyard with a minimum opacity of 0.60 (see §150.607). Said bufferyard shall be located at the property line adjacent to said residentially zoned property.
2. All structures and active recreational areas shall be located a minimum of 50 feet from any residentially zoned property.
3. Facilities that serve a community-wide function shall be located with primary vehicular access on a collector or arterial street.
4. Facilities that serve a regional or community-wide function shall provide off-street passenger loading area if the majority of the users will be children.

B. **Parking Requirements.** Five spaces per gross acre minimum and eight spaces per gross acre maximum. Parking areas available along park roads may be used to fulfill this requirement. Per §§150.704(G), if parking needs exceed this minimum requirement, in the opinion of the Zoning Administrator, additional parking spaces sufficient to meet the average maximum weekly peak-hour parking space demand shall be provided by the property owner.

- (3) **Indoor Institutional (minor).** Minor indoor institutional land uses include all indoor public and not for profit recreational facilities (such as gyms, swimming pools, libraries, museums, and community centers), schools, colleges, churches, nonprofit clubs, nonprofit fraternal organizations, and similar land uses.

A. Regulations

1. Shall be located with primary vehicular access on a collector or arterial street.
 2. Shall provide off-street passenger loading area if the majority of the users will be children (as in the case of a school, church, library, or similar land use).
 - ~~3. All structures shall be located a minimum of 50 feet from any residentially zoned property.~~
- B. **Parking Requirements.** Generally, one space per three expected at the maximum capacity; however, see additional specific requirements below:
- Church:** one space per five seats at the maximum capacity.
- Community or Recreation Center:** One space per 250 square feet of gross floor area, or one space per four patrons to the maximum capacity, whichever is greater, plus one space per employee on the largest work shift.
- Funeral Home:** one space per three patron seats at the maximum capacity, plus one space per employee on the largest work shift.
- Library or Museum:** one space per 250 square feet of gross floor area or one space per four seats to the maximum capacity, whichever is greater, plus one space per employee on the largest work shift.
- Elementary and Junior High:** one space per teacher/staff member, plus one space per classroom.
- Senior High:** one space per teacher/staff member, plus one space per five non-bused students.
- College or Trade School:** one space per staff member on the largest work shift, plus one space per two students of the largest class attendance period.
- (4) **Indoor Institutional (major).** Major Indoor institutional land uses include large scale uses such as convention centers, hospitals, jails, prisons, and similar land uses.
- A. **Regulations**
1. Shall be located with primary vehicular access on a collector or arterial street.
 2. All structures shall be located a minimum of 50 feet from any residentially zoned property.
- B. **Parking Requirements.** Generally, one space per three expected patrons at maximum capacity; however, see additional specific requirements below:
- Hospital:** one spaces per two patient beds, plus one space per employee on the largest work shift.
- Prisons/Jails:** One space for each worker on the largest work shift and one space for each 20 inhabitants.
- Convention Centers:** One space for each four seats; however, the parking spaces required shall equal the sum of the requirements of the various uses computed separately.
- (5) **Outdoor Institutional.** Outdoor institutional land uses include public and private cemeteries, privately held permanently protected natural resource areas, country clubs, non-public golf courses, and similar land uses.
- A. **Regulations**
1. Shall be located with primary vehicular access on a collector or arterial street.
 2. Shall provide off-street passenger loading area if a significant proportion of the users will be children.
 3. All structures and actively used outdoor recreational areas shall be located a minimum of 50 feet from any residentially zoned property.

4. Facilities using night lighting and adjoining a residentially zoned property shall install and continually maintain a bufferyard with a minimum opacity of 0.60 (see §150.607). Said bufferyard shall be located at the property line adjacent to said residentially zoned property.
5. Shall comply with §150.904, standards and procedures applicable to all Special Uses.

B. **Parking Requirements.** Generally, one space per three expected patrons at maximum capacity. However, see additional specific requirements below:

Cemetery: one space per employee, plus one space per three patrons to the maximum capacity of all indoor assembly areas.

Golf Course: 36 spaces per nine holes, plus one space per employee on the largest work shift, plus 50 percent of spaces otherwise required for any accessory uses (e.g., bars, restaurant).

Swimming Pool: one space per 75 square feet of gross water area.

Tennis Court: three spaces per court.

(6) **Public Service and Utilities.** Public service and utilities land uses include all City, County, State and Federal facilities (except those otherwise treated in this Section), emergency service facilities such as fire departments and rescue operations, wastewater treatment plants, public and/or private utility substations, water towers, utility and public service related distribution and communication facilities, and similar land uses, except for Small Wireless Facilities. This includes any building, structure or appurtenance, open space or parcel of land owned or leased by the City, County, or State.

A. **Regulations**

1. Outdoor storage areas shall be located a minimum of 50 feet from any residentially zoned property.
2. All outdoor storage areas adjoining a residentially zoned property shall install and continually maintain a bufferyard with a minimum opacity of .60 (see §150.607). Said bufferyard shall be located at the property line adjacent to said residentially zoned property.
3. All structures shall be located a minimum of 20 feet from any residentially zoned property.
4. The exterior of all buildings shall be compatible with the exteriors of surrounding buildings.

B. **Parking Requirements.** One space per employee on the largest work shift, plus one space per company vehicle normally stored or parked on the premises, plus one space per 500 square feet of gross square feet of office area.

(7) **Institutional Residential.** This land use is a form of residential development designed to accommodate institutional residential land uses, such as senior housing centers, retirement homes, nursing homes, dormitories, group homes, overnight retreat center, convents, monasteries, convalescent homes, limited care facilities, rehabilitation centers, Assisted Living Establishments as defined under Section 210 ILCS 9/10, Community Living Facilities as defined under Section 210 ILCS 35/3, Community-Integrated Living Arrangements as defined under Section 210 ILCS 130/3, and similar land uses. No individual lots are required, although the development shall contain a minimum of 800 square feet of gross site area for each occupant of the development. A minimum of 30% of the development's Gross Site Area (GSA) shall be held as permanently protected green space. The density of institutional residential land uses shall be regulated on a case-by-case basis as determined by the Planning and Zoning Commission through the site plan review and Special Use process. Factors such as on-site conditions, uses, and development intensity; and such as off-site conditions, uses, and development intensity shall be considered.

A. **Regulations**

1. The proposed site shall be located so as to avoid disruption of an established or developing office area. Within the Neighborhood Office (NO) and Planned Office (PO) District,

institutional residential developments shall be designed so as to maintain the character of the adjacent properties.

2. Shall be located with primary vehicular access on a collector or arterial street.
3. No access shall be permitted to a local residential street.
4. Applicant shall provide off-street passenger loading area at a minimum of one location within the development.
5. All structures shall be located a minimum of 50 feet from any residentially zoned property which does not contain an institutional residential land use.

B. Parking Requirements

Monastery or Convent: one space per five residents, plus one space per employee on the largest work shift.

Nursing Home or Assisted Living Facility: one space per five patient beds, plus one space per employee on the largest work shift.

Student Dormitory: one space per three residents, or dorm apartment units (whichever requires the larger amount of parking), not including residents subject to on-campus ownership prohibitions imposed by the institution.

For Other Institutional Residential Uses where residents do not generally drive: one space per five patient beds, plus one space per employee on the largest work shift.

For Other Institutional Residential Uses where residents may drive: two spaces per residential unit.

Table 150.405(C) Permitted Intrusions into the Required Yards

Table 150.405(C) Permitted Intrusions into Required Yards

Accessory structure or use	Front yard	Req. front yard	Street yard	Req. street yard	Rear yard	Req. rear yard	Side yard	Req. side yard
<u>Accessibility Ramps encroaching no more than 12' into a required yard, except for a required side yard maximum encroachment of three feet</u>	P	P	P	P	P		P	P
Accessory structures, excluding detached garages and carports, on lots developed with residential homes, encroaching up to a distance that is three feet from a lot line into a required yard					P	P	P	P
Accessory structures on office and commercial zoned lots, excluding lots developed with residential homes	P		P		P	P	P	
Accessory structures on industrial zoned lots	P		P		P		P	
Air conditioner condenser units, encroaching no more than 48 inches into a required yard	P	P	P	P	P	P	P	P
Antennas, antenna towers, freestanding, on office, commercial, and industrial zoned lots	P		P		P		P	

Accessory structure or use	Front yard	Req. front yard	Street yard	Req. street yard	Rear yard	Req. rear yard	Side yard	Req. side yard
Architectural ornamentations, e.g. sills, belt courses, cornices, encroaching no more than 30 inches into a required yard	P	P	P	P	P	P	P	P
Awnings, encroaching no more than 48 inches into a required yard	P	P	P	P	P	P	P	P
Balconies, open to the sky and more than 36 inches above the ground, encroaching up to a distance that equals the required minimum side yard setback from a lot line into a required yard	P		P		P	P	P	
Bay windows, no foundation, encroaching no more than 30 inches into a required yard	P	P	P	P	P	P	P	P
Canopies, encroaching up to a distance that equals the required vehicle use area setback from a lot line into a required yard	P	P	P	P	P	P	P	P
Chimneys, no foundation, encroaching no more than 30 inches into a required yard	P	P	P	P	P	P	P	P
Compost piles					P	P	P	P
Decks, open to the sky and 36 inches or less above the ground, encroaching up to a distance that equals the required minimum side yard setback from a lot line into a required yard	P		P		P	P	P	
Driveways for multi-family, office, commercial, and industrial purposes, encroaching up to a distance that is five feet from a lot line into a required yard	P	P	P	P	P	P	P	P
Eaves and gutters, encroaching no more than 30 inches into a required yard	P	P	P	P	P	P	P	P
Fall-out/storm shelters, attached or detached, above or below grade					P	P	P	P
Fences and walls, more than four feet in height			P		P	P	P	P
Fences and walls, four feet or less in height	P	P	P	P	P	P	P	P
Fire escapes, open to the sky, encroaching no more than eight feet into a required yard, except for a required side yard maximum encroachment of three feet	P	P	P	P	P	P	P	P
Fireplaces, no foundation, encroaching no more than 30 inches into a required yard	P	P	P	P	P	P	P	P
Garages and carports, detached	P		P		P	P	P	P

Accessory structure or use	Front yard	Req. front yard	Street yard	Req. street yard	Rear yard	Req. rear yard	Side yard	Req. side yard
Gazebos, unenclosed, encroaching up to a distance that equals the required minimum side yard setback from a lot line into a required yard	P		P		P	P	P	
Outdoor storage on PI zoned lots					P	P		
Outdoor storage on GI zoned lots	P		P		P	P	P	P
Parking stalls/spaces, aisles, and loading berths, for multi-family, office, commercial, and industrial purposes, encroaching up to a distance that is five feet from a lot line into a required yard	P	P	P	P	P	P	P	P
Porches, porticos, covered and unenclosed, encroaching no more than 8' into a required yard, except for a required side yard maximum encroachment of three feet	P	P	P	P	P		P	P
Portico cheres	P		P		P		P	
Recreational equipment, e.g. swing sets, public use	P		P		P		P	
Satellite dishes, satellite stations, freestanding, for commercial purposes	P		P		P		P	
Solar energy devices, attached or detached, encroaching no more than 30 inches into a required yard					P	P	P	P
Storage tanks and storage silos, encroaching up to a distance that is ten feet from a lot line into a required yard					P	P	P	P
Storing (stationary for 48 hours or more) of boats, campers, trailers, and recreational vehicles, on residential lots, encroaching up to a distance that is two feet from a lot line into a required yard			P		P	P	P	P
Swimming pools, hot tubs, jacuzzis, and outdoor spas, private use, encroaching up to a distance that is five feet from a lot line into a required yard			P		P	P	P	
Swimming pools, hot tubs, jacuzzis, and outdoor spas, public use	P		P		P		P	
Tennis and basketball courts, etc., private use					P	P	P	
Tennis and basketball courts, etc., public use	P		P		P		P	
Vehicle use areas for multi-family, office, commercial, and industrial purposes, encroaching up to a distance that is five feet from a lot line into a required yard	P	P	P	P	P	P	P	P

Accessory structure or use	Front yard	Req. front yard	Street yard	Req. street yard	Rear yard	Req. rear yard	Side yard	Req. side yard
Vestibules, enclosed, encroaching no more than four feet into a required yard	P	P	P	P	P	P	P	P

Other similar structures or uses not listed may be classified in similar structure or use categories as determined by the Zoning Administrator and are permitted within the yard(s) identified in such categories.

"P" indicates accessory structure or use is a permitted yard obstruction in the indicated yard as defined in §150.202(A).

An accessory structure or use not listed in this table and not classified as a similar structure or use shall be considered a permitted yard obstruction unless otherwise specified in the zoning ordinance.

If the requirements of this section are in variance with the requirements of any other lawfully adopted rules, regulations, or ordinances, the most restrictive or those imposing the higher standards shall govern.

Section 150.1005: Signs exempt from regulation under this section (G) Flags

§150.1005: Signs exempt from regulation under this section

- (D) **Public signs:** Including notice, warning, traffic control, historic, civic, or memorial signs authorized by a valid and applicable federal, state, or local law, regulation, or ordinance.
- (E) **Traffic control signs on private property:** the face of which meet department of transportation standards and which contain no commercial message.
- (F) **Interior building signs:** Any sign inside a building, that is not attached to a window or door, and is not intended to be viewed from the exterior.
- (G) **Religious symbols:** Religious symbols attached to religious buildings or located on private church property.
- (H) **Holiday lights and decorations:** Holiday lights and decorations with no commercial message, but only 30 days prior to and 30 days after a traditionally accepted civic, patriotic, or religious holiday in the commercial and industrial districts.
- (I) **Descriptive signs:** Descriptive signs on merchandise/inventory for sale in the commercial and industrial districts.
- (J) **Flags:** Flags, emblems, or insignia of governmental, or other noncommercial organizations having a size of less than 60 square feet in area, and mounted on poles not to exceed 40 feet in height. ~~Residential zones are limited to one pole and three flags per zoned lot.~~ All other zoning districts are limited to three poles and three flags per zoned lot.
- (K) **Building Markers:** As defined in §150.1003.
- (L) **Directional signs:** As defined in §150.1003.
- (M) **Identification signs:** As defined in §150.1003, of two square feet or less in area, or the size required by law, whichever is greater.
- (N) **Incidental signs:** As defined in §150.1003.
- (O) **Window signs:** As defined in §150.1003 that cover no more than 50 percent of any one window.

Appendix C: Land Use Summary

Tables of Land Uses (Agricultural and Institutional)

Land Use	SR-3	SR-4	SR-6	TR-7	MR-8S	MR-8L	NO	PO	NB	PB	GB	CB	PM 1	PM 2	PM 4	CC	TC	PI	GI	HI	I	Type of Land Use
Rural Holding (RH)																						NON-RESIDENTIAL LAND USES
Single-Family Residential (SR-3)	P																					Agricultural Uses (150.204(B))
Single-Family Residential (SR-4)	P																					(1) Cultivation
Single-Family Residential (SR-6)	P																					(2) Husbandry
Two-Family Residential (TR-7)	P																					(3) Intensive Agriculture
Multi-Family (MR-8S)	P																					(4) Agricultural Services
Multi-Family (MR-8L)	P																					(5) On-Site Agricultural Retail
Neighborhood Office (NO)	P																					(6) Selective Cutting
Planned Office (PO)	P																					(7) Clear Cutting
Neighborhood Business (NB)	P																					Institutional Uses (150.204(C))
Planned Business (PB)	P																					(1) Passive Outdoor Public Recreational
General Business (GB)	P																					(2) Active Outdoor Public Recreational
Central Business (CB)	P																					(3) Indoor Institutional (minor)
Planned Mixed Use 1 (PM 1)	P																					(4) Indoor Institutional (major)
Planned Mixed Use 2 (PM 2)	P																					(5) Outdoor Institutional
Planned Mixed Use 4 (PM 4)	P																					(6) Public Services and Utilities
Corporate Center (CC)	P																					(7) Institutional Residential
Technology Center (TC)	P																					
Planned Industrial (PI)	P																					
General Industrial (GI)	P																					
Heavy Industrial (HI)	P																					
Institutional (I)	P																					

BACKGROUND AND SUMMARY OF FINDINGS:

Setbacks are referenced in two main Chapters of the Belvidere Zoning Ordinance. Chapter 1 details the individual zoning districts including their permitted land uses and bulk regulations. Chapter 2 defines individual land uses and details required parking, operational requirements and sometimes setbacks. In regard to the Institutional District, setbacks are referenced as 30 feet for the front yard, 10 feet for the side yard and 25 feet for the rear yard. However, the requirements of the individual institutional land uses that are permitted in the Institutional District require a 50-foot setback from residentially zoned property. The conflicting setbacks have caused confusion in the past for those submitting projects for review. Staff is recommending adding a cross reference to the increased setbacks in Chapter 1 to prevent potential confusion in the future. Staff is also recommending that the 50-foot setback be removed from the Indoor Institutional Minor land use category. This category encompasses land uses such as churches, museums, libraries, etc. Many of these structures existed prior to the adoption of the current zoning ordinance and do not meet the 50-foot setback requirements which can create problems if extensive repairs or remodeling are ever needed. Also, the land use is outright permitted in the Central Business District which does not require buildings to be set back from the property line. The Central Business District consists mostly of buildings constructed lot line to lot line or on lots that are not even 50-feet wide themselves, let alone allowing for a 50-foot setback.

Table 150.405(C) regulates how far into setbacks certain structures or items can encroach without needing a variance. Although a primary structure may have a certain setback, incidental items like satellite dishes, pools, fire escapes, etc. can be located closer to a lot line. Decks and porches are also allowed to encroach a certain amount into a setback. These permitted encroachments allow for residents to modify their property to fit their needs as time goes on. One such need that is not listed are accessibility ramps. It is not uncommon to see a residence with a ramp leading from their front door to their driveway to allow for access by someone experiencing a mobility impediment. Allowing ramps to encroach into the front and rear yards by up to 12 feet should allow for sufficient space to design the ramp with the required slopes and landing to reach from the front door to the driveway.

Although the Zoning Ordinance allows for residential properties to display up to three flags, they must all be on the same pole. This can be unsightly, depending on the height of the pole, and prove difficult if half-mast orders are given. In order to allow for more appropriate displaying of flags, staff is recommending allowing for up to three poles.

Much like having setbacks referenced in two different areas of the Zoning Ordinance, permitted land uses are referenced in Chapter 1 and in Appendix C. Outdoor Institutional land uses include but are not limited to cemeteries, protected natural resources and golf courses. In Chapter 1, Outdoor Institutional is shown as permitted by right while the Table of Land Uses in Appendix C shows Outdoor Institutional as permitted by special use. Staff is recommending that the table in Appendix C be amended to reflect the same regulations as found in Chapter 1, making Outdoor Institutional permitted by right.

Based upon this information, planning staff recommends approval of case **2021-10**.

Submitted by:


Gina DelRose,
Community Development Planner

BELVIDERE

Community Development Department Planning Department

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

April 2021 Monthly Report

Number	Project	Description	Processed
Belvidere Projects			
1	Cases: April	884 Belvidere Road, SU	2/16/2021
2	Cases: May	425 Beloit Road, SU	4/12/2021
		City of Belvidere, TA	4/13/2021
2	Cases: June	817 N. State Street, RZ	4/26/2021
		817 N. State Street, SU	4/26/2021
0	Annexation		
0	Temporary Uses	None	
0	Site Plans (New/Revised)	None	
0	Final Inspection	None	
0	Downtown Overlay Review	None	
2	Prepared Zoning Verification Letters	2109-2111 Tobyne Drive	4/30/2021
		2113-2115 Tobyne Drive	4/30/2021
0	Issued Address Letters		
	Belvidere Historic Preservation Commission	Staff continues to work with potential applicants for the property maintenance grant. The Commission began planning their 2021 Awards Program.	
	Heritage Days	Continued working with partnering organizations on potential activities. Staff has reached out to potential sponsors.	
	Hometown Christmas Buchanan Street Strolls	None Staff continues to reach out to vendors and respond to questions from the public and potential sponsors.	
Poplar Grove Projects			
1	Cases: April	Village of Poplar Grove, TA	3/19/2021
0	Cases: May	None	
0	Issued Address Letters	None	
0	Prepared Zoning Verification Letters	None	
Scanned Plats: E-mail, Print and/or Burn			
1	Recorder's Office		
0	Other Department		

Planning Monthly Report Cont.

0 General Public

Census

Watched a webinar regarding proposed urban area criteria

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 assisted with Covid-19 vaccine clinics

*** Staff continued to communicate with recipients of the downtown façade grant

CITY 2021

Date	Planner	Case	Request	Petitioner/ Address	PZC	CC1	CC2
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May

4/12/2021	GD	2021-09	SU	Casey's General Store	5/11/2021	5/17/2021	6/7/2021
4/13/2021	GD	2021-10	TA	City of Belvidere	5/11/2021	5/17/2021	6/7/2021

June

4/26/2021	GD	2021-11	MA	Jignesh Barot	6/8/2021	6/14/21	7/5/21
4/26/2021	GD	2021-12	SU	Jignesh Barot	6/8/2021	6/14/21	7/5/21

Variation	1
Map Amendment	1
Subdivision	
Special Use	9
Annexation	
Text Amendment	1
Temporary Use	
Appeals	
Total	12