

**CITY OF BELVIDERE
PLANNING AND ZONING COMMISSION**

Minutes

Tuesday, July 12, 2022

City Council Chambers

401 Whitney Boulevard

6:00 pm

ROLL CALL

Members Present:

Paul Engelman, Chair
Daniel Druckrey, Vice-Chair
Alissa Maher
Art Hyland
Brad Anderson
Carl Gnewuch

Staff Present:

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

Members Absent:

Robert Cantrell

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

MINUTES: It was moved and seconded (Maher/Hyland) to approve the minutes of the June 14, 2022 meeting. The motion carried with a 6-0 roll call vote.

PUBLIC COMMENT: None

UNFINISHED BUSINESS: None

NEW BUSINESS:

2022-16: Ida Public Library (MA): The Ida Public Library, 320 North State Street, Belvidere, IL 61008 is requesting a map amendment (rezoning) at 117 West Hurlbut Avenue, Belvidere IL 61008 from SR-6, Single-family Residential-6 District to I, Institutional District pursuant to the Belvidere Zoning Ordinance Section 150.903 Amendment to Official Zoning Map. The subject property is approximately 9,000 square feet and is vacant.

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

Gina DelRose was sworn in. Ms. DelRose summarized the staff report dated July 5, 2022. Ms. DelRose stated the case was published in the Boone County Journal on June 23, 2022 and notifications were sent by certified mail to property owners within 250 feet of the subject property on June 21, 2022. The subject parcel was previously developed with the Youndt House which was granted local landmark status in 2004. The Ida Public Library purchased it in 2012 and in 2016 requested a Certificate of Appropriateness from the Belvidere Historic Preservation Commission

for its demolition. Due to the deteriorating condition of the residence, the Commission granted the request and the Youndt House was torn down.

The Ida Public Library owns 10 of the 11 parcels that comprise the block. The optical center is under private ownership. Of those 10 parcels, 7 are zoned Institutional. Two are zoned Neighborhood Business. The Library is requesting the sole residentially-zoned parcel to be rezoned to Institutional in order to allow it to be used for library purposes.

Land uses permitted by right in the Institutional District are not-for-profit recreational facilities such as gyms, swimming pools, libraries and museums. Schools, colleges, churches, nonprofit clubs and other similar land uses are also permitted. The property measures less than one acre which is too small to house many of the permitted land uses in the Institutional District. Parcels of this size are not likely to be developed as a single parcel development. They would most likely be developed in conjunction with other parcels. Such is the scenario for the Ida Public Library. Institutional land uses are land uses that have traditionally been located in or near residential areas.

The staff believes that the proposed rezoning and use for the subject site is not more intense than the other uses in the general area. The property is part of a larger development that has a significant history in Belvidere. The intent is not to construct a standalone building, which would be difficult due to the parcel's size, but to develop in conjunction with the adjacent property. This will allow the library to continue to meet the community's needs.

Prior to 2006, Institutional land uses were allowed in the residential districts. Now that there is a separate zoning district, even though they are commonly located in residential districts, there is a need for rezoning of such parcels to Institutional. The planning staff recommends approval of the rezoning of 117 West Hurlbut from SR-6 Single Family Residential to I, Institutional District.

The Chair invited questions from the Commission.

Carl Gnewuch asked for clarification of the maps provided in the staff report.

Gina DelRose stated they were maps of the current zoning of the neighborhood and a map of the Comprehensive Plan for the neighborhood.

Paul Engelman asked if the rezoning was precipitated by the Library or the City.

Gina DelRose said it was a bit of both. It was desired by the Library to "clean house" and make sure the parcels are all zoned within the same District. Ms. DelRose said there is also a desire by the Park District to request such rezonings, so that the zoning of all the entities they own are the same.

The Chair asked if members of the audience had questions for staff.

Tim Trueblood, a neighborhood resident, asked if the Library plans to build a pavilion on the subject property.

Gina DelRose said a pavilion is one of the projects being discussed. Such a project would need to have building permits and meet the zoning requirements.

Tim Trueblood asked if there would be a requirement in the zoning code for lighting.

Gina DelRose stated that parking lots require lighting, but pavilions do not; if the Library chooses to have security lighting present they would need to meet the zoning requirements for lighting which would be no greater than 0.5 foot candles at the property line.

Tim Trueblood stated the library parking lot is completely dark at night and there have been some concerns about this.

Gina DelRose suggested Mr. Trueblood speak to the Library Director, Mindy Long about the concerns regarding lighting.

Dawn Brooks, Ida Public Library representative, was sworn in. Ms. Brooks stated that the pavilion is a possibility and the Library wishes to hold outdoor activities. A grant has been applied for, but the rezoning would allow the parcel to be ready for future projects.

Carl Gnewuch asked if the parcel might become a gathering place in a negative way.

Dawn Brooks stated the Director wishes to provide security lighting and cameras to forestall such a possibility.

The public hearing was closed at 6:16 p.m.

There was no discussion held.

It was moved and seconded (Gnewuch/Maher) to recommend approval of Case 2022-16. The motion carried with a 6-0 roll call vote.

Gina DelRose stated the case would go to City Council on July 18, 2022 and on August 1, 2022 for a second reading and final vote.

OTHER BUSINESS: None

DISCUSSION: None

Staff Report

Gina DelRose stated the next meeting will include five cases and will be held during the Boone County Fair week. Ms. DelRose asked for full attendance of commission members.

Gina DelRose stated that a broadband survey is available for Boone County and City residents to complete. The survey seeks to determine actual upload/download speeds residents are experiencing. There is a state grant to help improve broadband service in rural areas. Ms. DelRose stated Boone County is partnering with Lee, Ogle and Putnam Counties in the grant process as one of the only multi-county applicants.

Gina DelRose stated that the administrative assistant will be leaving soon and interviews to fill the position will be held this week.

ADJOURNMENT:

The meeting adjourned at 6:24 p.m.

Recorded by:

Cathy Crawford
Administrative Assistant

Reviewed by:



Gina DelRose
Community Development Planner