

CITY OF BELVIDERE
PLANNING AND ZONING COMMISSION AGENDA
Tuesday, August 10, 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 June 8, 2021 meeting.

PUBLIC COMMENT:

UNFINISHED BUSINESS: None

NEW BUSINESS:

2021-13: Zepeda, 2061-2115 North State Street (SU) Application of property owner Miguel Zepeda, 2026 North State Street, Belvidere, IL 61008 for two special uses to permit in-vehicle sales or service and indoor commercial entertainment. Specifically allowing for the development of a multi-tenant building that would have a drive-through lane and a bar with video gaming on the property commonly known as 2061-2115 North State Street, Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.105(C)(5)(B)(2) in-vehicle sales or service, 150.105(C)(5)(B)(2) indoor commercial entertainment and 150.904 Special Use Review and Approval Procedures) in the GB, General Business District on approximately 0.75 acres. PIN: 05-22-426-067.

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

2021-14: Kunes, 1855 North State Street (SU): Application of Kunes of Belvidere, Inc. 1855 North State Street, Belvidere, IL 61008 on behalf of the property owner, Kunes Belvidere Property, LLC, PO Box 546, Delavan, WI, 53115 for a special use to permit a flag pole taller than 40 feet. Specifically, the special use will allow for an 80-foot tall flag pole at 1855 North State Street, Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.406(A) Exceptions to Maximum Height Regulations and 150.904 Special Use Review and Approval Procedures in the GB, General Business District on approximately 4.5 acres. PIN: 05-23-354-003.

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

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

*****MOTION TO CONTINUE*****

2021-17: OM Belvidere Group, LLC, Genoa Road/Crystal Parkway (SU): Application of OM Belvidere Group, LLC, 5277 Trillium Boulevard, Hoffman Estates, IL 60192 on behalf of the property owner, Donald K. Busch, Sr., 923 Logan Avenue, Belvidere, IL 61008 for a special use to permit a planned development in the PB, Planned Business District (pending rezoning approval) at the southwest corner of Genoa Road and Crystal Parkway, Belvidere, IL 61008. The planned development will allow for the following departures: Sections 150.105(C)(4)(B)(2) allowing for in-vehicle sales or service and indoor commercial entertainment (fueling station, drive-through lanes and video gaming), 150.105(C)(4)(C)(2) allowing for signage above the peak of a roof (fueling station canopy), 150.702(J) allowing for access drives to be wider than 35 feet and flares greater than five feet (up to 50 feet wide with larger flares), 150.704(F)(7) allowing for parking spaces smaller than 180 square feet (162 square feet), 150.707(3)(A) allowing for lighting levels greater than 0.50 foot-candles at the property line (6.5 foot-candles), Table 150.1007(A)(1) allowing for a sign greater than 40 feet tall and 150 square feet (100 feet tall, 866 square feet in size on south side of property), Table 150.1007(A)(1) allowing for a sign greater than 150 square feet (250 square feet on north side of property), Table 150.1007(B)(1) allowing for more than two signs per wall (4 signs per wall), 150.1010 allowing for off-site signage (on south side of property), 150.1012(A)(1) allowing a mural (on fueling station), and 150.904 Special Use Review and Approval Procedures). The planned development is being requested in order to construct a fueling center with drive-through restaurants, video gaming and a mural on proposed Lot 1 of the preliminary plat of Busch Business Park. Parts of PINs: 08-06-100-003 and 07-01-276-001.

*****MOTION TO CONTINUE*****

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

*****MOTION TO CONTINUE*****

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

*****MOTION TO CONTINUE*****

OTHER BUSINESS: None.

DISCUSSION:

Staff report

ADJOURNMENT

**CITY OF BELVIDERE
PLANNING AND ZONING COMMISSION
Minutes
Tuesday June 8, 2021
City Council Chambers
401 Whitney Boulevard
6:00 pm**

ROLL CALL

Members Present:

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

Staff Present:

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

Members Absent:

Paul Engelman

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

MINUTES: It was moved and seconded (Hyland/Racz) to approve the minutes of the May 11, 2021 meeting. The motion carried with a 5-0 roll call vote.

PUBLIC COMMENT: None

UNFINISHED BUSINESS: None

NEW BUSINESS:

2021-11: Barot, 817 North State Street (MA): Application of property owner Jingesh Barot, 817 North State Street, Belvidere, IL for a map amendment (rezoning) at 817 North State Street, Belvidere, IL 61008 from SR-6, Single-family Residential-6 District to NB, Neighborhood Business District pursuant to the Belvidere Zoning Ordinance Section 150.903 Amendment to Official Zoning Map.

The public hearing opened at 6:02 p.m.

Gina DelRose was sworn in and summarized the staff report of June 1, 2021. Ms. DelRose stated the subject property has been a gas station since at least 1956, the same year that the City of Belvidere adopted its first zoning ordinance and map. In 2009, the nearby Citgo gas station went through similar rezoning and special use remedies because that location had similar circumstances.

The applicant seeks to bring the existing Marathon gas station into compliance with current codes; he also requests the ability to add video gaming machines and anticipates the building of a small addition in the future. In order for the business to

be in compliance with current codes, the property must first be rezoned to a commercial district. A special use permit for a planned development is also needed. There is no vacant land to incorporate into the subject property, therefore, the gas pump portion of the site will remain unchanged. As a first step of the compliance process, the applicant is requesting that the subject property be rezoned to NB, Neighborhood Business District in compliance with the Comprehensive Plan. The NB district requires restricted hours of operation and stricter design guidelines which will assist any future site improvements to better complement the adjacent residential properties.

Gina DelRose stated the planning staff believes the proposed rezoning is not more intense than the other uses in the general area and the use is part of the neighborhood. Due to potential hazards, it is unlikely the subject property will be redeveloped into a residence. The restrictions of the Neighborhood Business district will limit the intensity of permitted land uses, aesthetics of new construction and the size of development. The staff recommends approval of case 2021-11.

There were no questions for the staff from commissioners or from the applicant.

Gina DelRose stated the case had been published in the Boone County Journal on May 21, 2021 and certified mailings were sent to property owners within 250 feet of the subject property on May 18, 2021.

Alderman Dan Snow asked if there had been any responses to the certified mailings sent to property owners in the surrounding neighborhood.

Gina DelRose stated there had not been responses.

The applicant stated he had no further evidence to submit.

The public hearing was closed at 6:11 p.m.

It was moved and seconded (Racz/Maher) 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/Hyland) to recommend approval of Case 2021-11. The motion carried with a 5-0 roll call vote.

2021-12: Barot, 817 North State Street (SU): Application of property owner, Jingsh Barot, 817 North State Street, Belvidere, IL for a special use to permit a planned development in the NB, Neighborhood Business District (pending rezoning approval) at 817 North State Street, Belvidere, IL 61008. The planned development will allow for the following departures: Sections 150.105(C)(3)(A)(1)(D) allowing parking in the required setbacks for principal buildings, 150.105(C)(3)(A)(1)(E) allowing a flat roof instead of a pitched roof, 150.105(C)(3)(A)(1) (F) decreasing the

minimum landscape surface ratio from 40% to 10%, 150.105(C)(3)(B)(2) allowing for in-vehicle sales and service and indoor commercial entertainment land uses, 150.204(D)(8)(A) removing the required bufferyard of 0.60 opacity, 150.702(J) allowing for curb cuts with widths up to 115 feet and 150.904 Special Use Review and Approval Procedures). The planned development is being requested in order to bring the existing gas station into compliance and to allow for video gaming.

The public hearing opened at 6:12 p.m.

Gina DelRose was sworn in. Ms. DelRose stated the case was published in the Boone County Journal on May 21, 2021 and certified mailings were sent to property owners within 250 feet of the subject property on May 18, 2021. Ms. DelRose summarized the staff report dated June 2, 2021.

Gina DelRose stated the subject property is less than one half-acre in size and has been part of the Original Town of Belvidere. It was developed with a gas station sometime in the mid 1950's. The applicant is requesting a planned development to bring the existing Marathon gas station into compliance with current codes. The applicant is also requesting the ability to add video gaming machines and anticipates a small addition to the station to be built in the future. In order for the business to be in compliance with current codes, the property must first be rezoned to a commercial district; following that a special use permit for a planned development is needed. Since there is no vacant land to incorporate into the site, the gas pump portion of the site will remain unchanged. The addition of landscaped areas will be used to help control the traffic movement on-site.

The request for the planned development includes seven deviations from the Zoning Ordinance: in-vehicle sales or service (the gas station use that currently exists) and indoor commercial entertainment (video gaming), yet parking is not permitted in the required setbacks; roofs must have a pitch; 40% of the property shall be landscaped; there shall be a 0.60 opacity bufferyard adjacent to residentially zoned property and curb cuts shall not exceed 35 feet. Although a majority of deviations are already existing and not expected to change, the curb cuts will be narrowed to an extent which will increase the landscape surface ratio. The permitted hours of operation will remain the same.

Gina DelRose stated that the special use process allows the staff the opportunity to modify the site to better suit traffic patterns as well as allowing the applicant to better serve his customers. The limit on business hours already in place in the Neighborhood Business District further limits the negative impacts to the neighboring properties.

Gina DelRose listed the benefits to the planned development and stated that the section of North State Street where the subject property exists is located in an

established neighborhood; however, the area is expected to transition to business uses in time.

The staff recommends approval of case 2021-12 subject to the following conditions:

1. The Planned Development shall be developed in substantial conformance with the site plan submitted with the application unless otherwise noted.
2. The new green space areas created between the curb cuts on East Macomb Street shall be installed in accordance with a landscape plan approved by staff.
3. The greenspace area where the freestanding sign is located shall be installed in accordance with a landscape plan approved by staff.
4. Alcohol consumption is only permitted in the gaming area.
5. The gaming area shall have a wall-like barrier and only be accessible by a designated entrance.
6. Parking spaces shall be striped as 9'x18'.
7. The Planned Development is granting only the following flexible standards: In-Vehicle Sales and Service and Indoor Commercial Entertainment shall be permitted (Section 150.105(C)(3)(B)(2), parking may be permitted in the required front yard setback along the north side of the property (Section 150.105(C)(3)(A)(1)(D), the roof may remain flat (Section 150.105(C)(3)(A)(1)(E), the landscape surface ratio may be 10% instead of 40% (Section 150.105(C)(3)(A)(1)(F), the required .60 opacity bufferyard along the east property line is not required (Section 150.204(D)(8)(A) and the curb cut along North State Street can be increased to 110 feet (Section 150.702(J).
8. The Planned Development shall be in compliance with all other applicable codes and ordinances.

Gina DelRose presented the site plan included in the staff report and clarified the location of the proposed landscaped areas and curb cuts, as well as parking. The opacity of the site was also explained.

The chair invited questions from the Commission for staff.

Chair Gnewuch asked if there may be dangers involved with landscaping due to the presence of underground tanks.

Gina DelRose stated the likelihood of danger is minimal as the effect of smaller plantings do not go into the ground far enough to disrupt the tanks.

There were no further questions from the commissioners.

The applicant had no testimony to offer.

Alderman Dan Snow asked if the landscape surface ratio takes into account any further additions that will be made to the property.

Gina DelRose stated that the addition would be in areas already paved.

The public hearing closed at 6:20 p.m.

It was moved and seconded (Maher/Racz) 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/Hyland) to recommend approval of case 2021-12 subject to the eight conditions presented in the staff report. The motion carried with a 5-0 roll call vote.

Gina DelRose stated the case would go before the City Council on June 21 for a first and silent reading, and on July 6, 2021 for a final reading and vote.

OTHER BUSINESS: None

DISCUSSION: None

Staff Report:

Gina DelRose stated there would be no cases before the Planning Commission in July, but that she anticipates more further into the summer. There is a vacancy on the Commission; the vacancy will be published in the Boone County Journal for the next few weeks.

Gina DelRose stated the Commission will have elections in August.

ADJOURNMENT:

The meeting adjourned at 6:28 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

August 2, 2021

ADVISORY REPORT

CASE NO: 2021-13

APPLICANT: Zepeda, 2061-2115 North State Street

REQUEST AND LOCATION:

The applicant and property owner Miguel Zepeda, 2026 North State Street, Belvidere, IL 61008 is requesting two special uses to permit in-vehicle sales or service and indoor commercial entertainment. Specifically allowing for the development of a multi-tenant building that would have a drive-through lane and a bar with video gaming on the property commonly known as 2061-2115 North State Street, Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.105(C)(5)(B)(2) in-vehicle sales or service, 150.105(C)(5)(B)(2) indoor commercial entertainment and 150.904 Special Use Review and Approval Procedures) in the GB, General Business District on approximately 0.75 acres. The property is irregular in shape and currently vacant. PIN: 05-22-426-067.

EXISTING LAND USE:

Subject property: Vacant

North: United States Postal Service

South: Belvidere Tom & Jerry's Restaurant and Residential

East: Enterprise Rent-A-Car

West: Ultimate Car Wash & Express Lube

CURRENT ZONING:

Subject property: GB, General Business District

North, West and East: GB, General Business District

South: GB, General Business District and SR-6, Single-family Residential-6 District

COMPREHENSIVE PLAN:

Subject property: Planned Business

North and West: Planned Business

South: General Business and Single Family

East: Planned Business and Single Family

BACKGROUND:

The property was originally comprised of two residential lots and one vacant lot, all of which were zoned general business. In 2019, the two residences were demolished and the three vacant parcels were eventually combined into one lot (GCZ Corner Subdivision) in order to make the property more appropriate for a commercial development.

The applicant intends to construct an approximately 1,800 square-foot commercial building on the property. The building will have four units. The one nearest to North State Street is proposed to have a drive-through window. The applicant also anticipates one of the four units being utilized for video gaming. Both the drive-through lane and the video gaming will require special uses. The building and parking area appear to meet parking, setbacks and lot coverage requirements of the Belvidere Zoning Ordinance.

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 from 30 to 40. The applicant is aware that granting the special use does not guarantee them a license.

TREND OF DEVELOPMENT:

The subject property is located at the north intersection of Doc Wolf Drive and North State Street, along the northern edge of the North State Street Commercial Corridor. Several businesses have either recently gone through extensive renovations or are in the planning stages for 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 “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 uses will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare.**

The drive-through lane will be entered from the Doc Wolf Drive side of the property, wrapping around two sides of the building. This will allow for plenty of queuing length prior to the window. The drive lane closest to the North State Street entrance that is one-lane wide is past the drive-through window, reducing the chance of vehicle congestion.

The indoor commercial entertainment land use (bar with video gaming) is not anticipated to be unreasonably detrimental. There is adequate parking for multiple land uses on the property and the nearest residence is across Business Route 20.

- B. Findings: The proposed special uses, both in their general use independent of their location and in their specific location, will be in harmony with the purposes,**

goals, objectives, policies, and standards of the City of Belvidere Comprehensive Plan, this Chapter, and any other plan, program, or ordinance adopted, or under consideration pursuant to Notice of Public Hearing by the City.

The Comprehensive Plan shows the property as planned 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 will be reviewed during the building permit process.

- C. **Findings: The special uses will not in their proposed location and as depicted on the required site plan, result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to Notice of Public Hearing by the City or governmental agency having jurisdiction to guide development.**

The property is accessible from Doc Wolf Drive and North State Street allowing for adequate vehicle circulation on-site. Conditions of approval regarding vehicle waiting areas for the drive-through lane will limit any potential negative impacts the special use may have on North State Street traffic.

The indoor commercial entertainment land use will not be noticeable from the outside except for potential signage. The additional traffic from the special use is not anticipated to negatively impact the accessibility of nearby properties. There are numerous special uses for indoor commercial entertainment approved along North State Street.

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

There is a full-service car wash and medical center near the subject property. Both of these establishments create situations where the customer and/or companion have to wait for services to be completed. Indoor commercial entertainment and quick service food (associated with the drive-through lane) has the potential to be appealing to those waiting for services to be rendered.

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

The subject property is adequately served with municipal utilities.

- F. **Findings: The potential public benefits of the proposed special use outweigh any and all potential adverse impacts of the proposed special use after taking into**

consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

The special use conditions limit the configuration of in-vehicle sales and the occupiable space for indoor commercial entertainment, therefore, planning staff does not anticipate that these special uses will create any adverse impacts to the neighborhood. Locating supportive commercial land uses nearby existing residential and non-residential areas can be beneficial.

SUMMARY OF FINDINGS:

The drive-through lane will be entered from the Doc Wolf Drive side of the property, wrapping around two sides of the building. This will allow for plenty of queuing length prior to the window. Conditions of approval regarding vehicle waiting areas for the drive-through lane will limit any potential negative impacts the special use may have on North State Street traffic.

The indoor commercial entertainment land use will not be noticeable from the outside except for potential signage. The additional traffic from the special use is not anticipated to negatively impact the accessibility of nearby properties. There are numerous special uses for indoor commercial entertainment approved along North State Street.

There is a full-service car wash and medical center near the subject property. Both of these establishments create situations where the customer and/or companion have to wait for services to be completed. Indoor commercial entertainment and quick service food (associated with the drive-through lane) has the potential to be appealing to those waiting for services to be rendered.

The special use conditions limit the configuration of in-vehicle sales and the occupiable space for indoor commercial entertainment, therefore, planning staff does not anticipate that these special uses will create any adverse impacts to the neighborhood. Locating supportive commercial land uses nearby existing residential and non-residential areas can be beneficial.

RECOMMENDATION:

The planning staff recommends the **approval** of case number **2021-13** for two special uses at 2061-2115 North State Street subject to the following conditions:

1. Substantial compliance with the site plan dated 6/2021.
2. Indoor commercial entertainment is only approved for one tenant space.
3. Cars shall not wait past the drive-through window (adjacent to North State Street). Any cars experiencing an extended wait time shall park in an approved parking space.
4. A striped crosswalk shall be provided creating a designated path of travel for pedestrians entering the building from the commercial property to the west.
5. Open alcohol is prohibited outside the premises unless otherwise permitted.
6. The Illinois Department of Transportation shall approve access onto North State Street.
7. A drainage plan, including detention and controlled release of stormwater shall be submitted during the building permit review process.

Submitted by:


Gina DelRose
Community Development Planner

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

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

ATTACHMENTS

1. Location Map by Planning Staff.
2. Aerial Photo with by Planning Staff.
3. Narrative submitted by Applicant.
4. Site plan submitted by Applicant.
5. Letter submitted by the Boone County Soil and Water Conservation District, Teagan Duffy, July 16, 2021.
6. Memo submitted by the Belvidere Public Works Department, Brent Anderson, July 29, 2021.

CASE 2021-13
Miguel Zepeda
2061 North State Street
SU

DOC WOLF DR

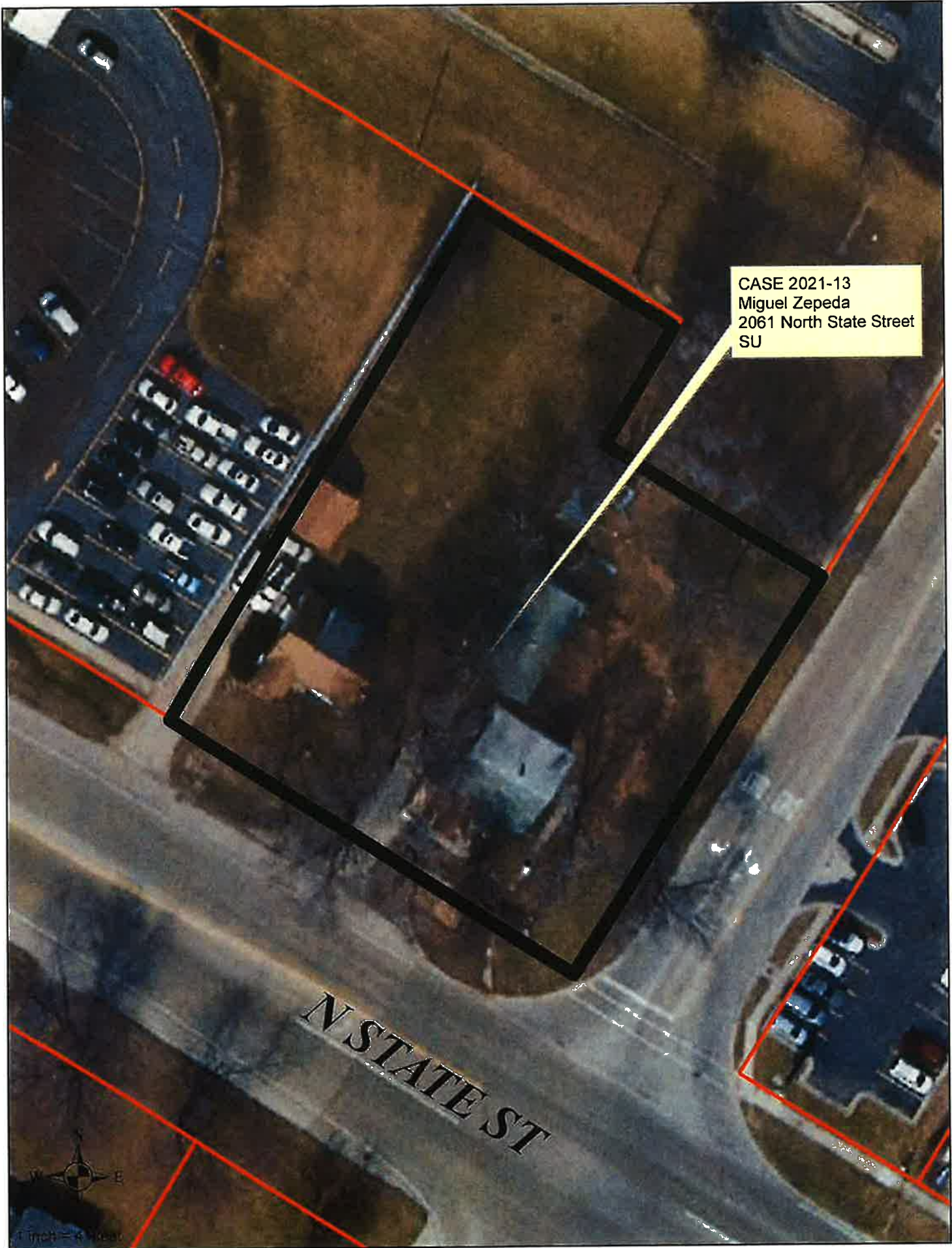
N STATE ST

HIGH LINE ST

N STATE ST



1 inch = 62 feet



CASE 2021-13
Miguel Zepeda
2061 North State Street
SU

N STATE ST



Belvidere il. 06/18/2021

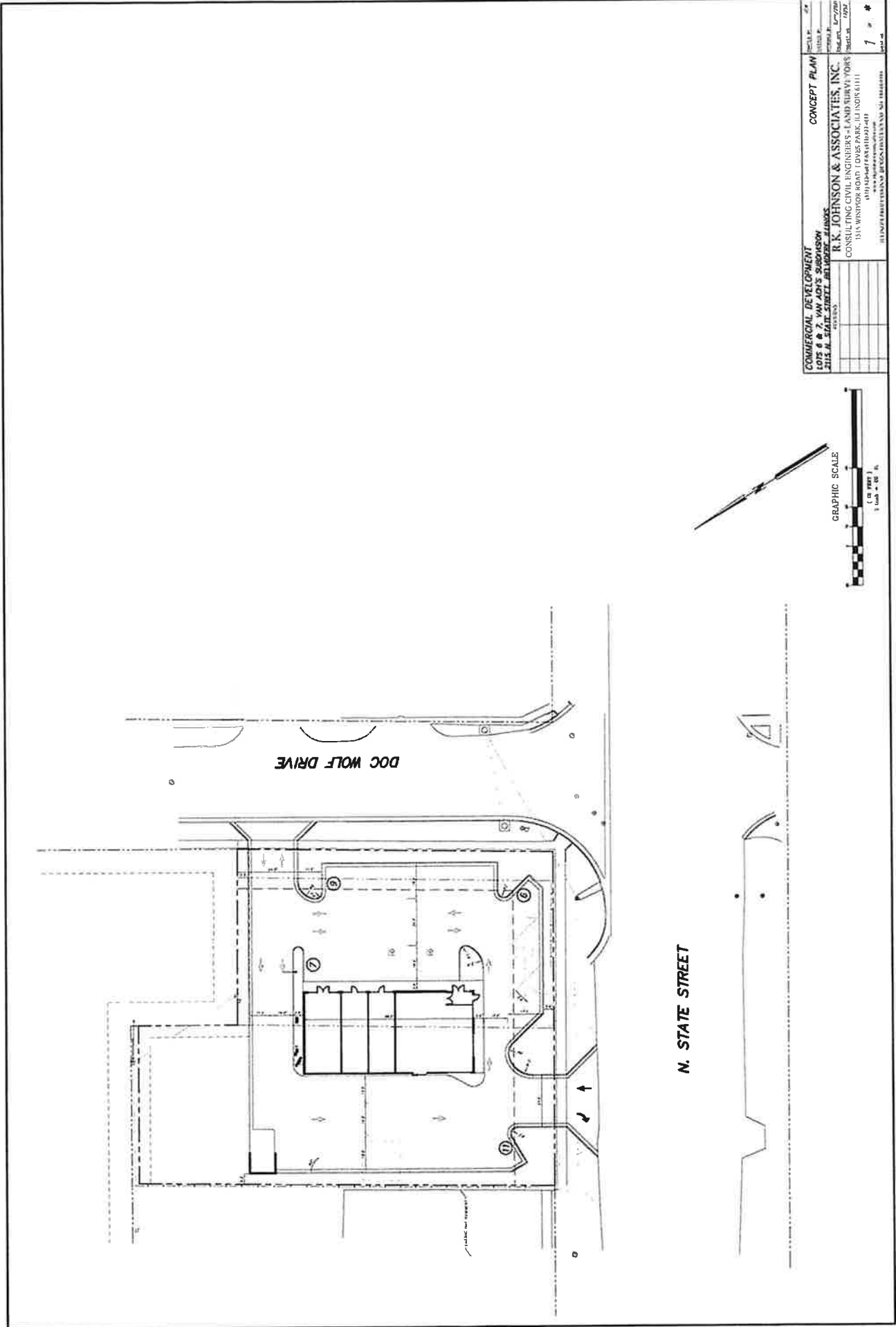
To: Whom it may concern;

I Miguel Zepeda would like to submit my application for consideration on approval of a drive-thru lane permit and for video gaming. We are currently in the process of surveying and designing vacant land that is located at enterprise zone. We are hoping to build a 4 site strip mall and one of this sites could be rented to a fast food chain. Now days drive-thru lane facility is a required with any fast food chain to better service their customers and we would like to prepare our selves for securing a lease with tenants of this nature. Other tenants that are interested in a site are for video gaming, been located next to Ultimate Car Wash, this would be an excellent location for this type of business.

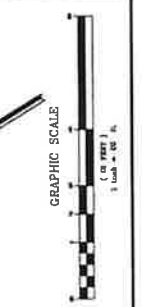
We appreciate and thank you in advance for your consideration on our permit and with positive results we can continue to possibly build a nice structure at GCZ corner.

Sincerely,

Miguel Zepeda



COMMERCIAL DEVELOPMENT		DATE
LOTS 6 & 7, WY AD'S SUBDIVISION		12/12/20
2115 N. STATE STREET, BELLEVILLE, MO		12/12/20
R.K. JOHNSON & ASSOCIATES, INC.		1
CONSULTING CIVIL ENGINEERS & ARCHITECTS		
1514 WINSTON STREET, SUITE 100, ST. LOUIS, MO 63104		
PH: (314) 241-4400 FAX: (314) 241-4401		
WWW.RKJOHNSON.COM		
REGISTERED PROFESSIONAL ENGINEERS AND ARCHITECTS		





**Boone County
Soil & Water
Conservation District**

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

16 July 2021

SWCD NRI #: 1654

Boone County Planning Department
1212 Logan Ave.
Belvidere, IL 61008

Dear Sir or 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: 2061-2115 North State Street, Belvidere, IL
PIN(S): 05-22-426-067

Contact	Petitioner	Owner
Miguel Zepeda 2026 N. State Street Belvidere, IL 61008	Same as Contact	Same as Contact
(815) 713-1184 casazepeda@hotmail.com		

Request: Special Use for gaming and drive-through

Notes, if any: The soil on this site has no properties that would restrict the desired use. A more detailed soil interpretation is attached.

Sincerely,

Teagan Duffy
Boone County Soil & Water
Conservation District



Boone County Soil & Water Conservation District

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

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

Map unit: 623A - Kishwaukee silt loam, 0 to 2 percent slopes

The Kishwaukee component makes up 90 percent of the map unit. Slopes are 0 to 2 percent. This component is on outwash plains. The parent material consists of thin layer of loess over loamy and gravelly outwash. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is high. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 4 percent. Nonirrigated land capability classification is 1. This soil does not meet hydric criteria.

Soil Conditions and Degree of Limitations for Proposed Use:

Soil Map Unit	Soil Name and Slope	Small Commercial Buildings	Shallow Excavations	Hydric Soil	Local Roads and Streets	Erosion & Sediment Hazard
623A	Kishwaukee 0-2% slopes	Moderate 7a	Slight	NO	Moderate	Slight

Limitations:

7a) moderate potential for shrinking and swelling of soil which may cause structural damage

Shrink-Swell Potential- Indicates volume changes to be expected for the specific soil material with changes in moisture content, and is related to the type and percentage of clay present. The expansion and contraction exerts stress on foundations, footings, and pave surfaces due to the changes in soil moisture conditions.

Soil Interpretations Explanation:

These interpretative ratings help engineers, planners, and others to understand how soil properties influence behavior when used for nonagricultural uses such as building site development or construction materials. This report gives ratings for proposed uses in terms of limitations and restrictive features. Ratings come from the soils "natural" state, that is, no unusual modification of the site or soil material is made other than that which is



Boone County Soil & Water Conservation District

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

considered normal practice for the rated use. Even though soils may have limitations, an engineer may be able to alter soil features or adjust building plans for a structure to compensate for most degrees of limitations. Most of these practices, however, are costly.

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

Slight: This soil has favorable properties for the use. The degree of limitation is minor and can be overcome easily. Good performance and low maintenance can be expected.

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

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

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

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

Land Use Explanations:

Shallow Excavations

Shallow excavations are trenches or holes dug to a maximum depth of 5 or 6 feet for graves, utility lines, open ditches, or other purposes. The ratings are based on the soil properties that influence the ease of digging and the resistance to sloughing. Depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, the amount of large stones, and dense layers influence the ease of digging, filling, and compacting. Depth to the seasonal high water table, flooding, and ponding may restrict the period when excavations can be made. Slope influences the ease of using machinery.



Boone County Soil & Water Conservation District

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

Soil texture, depth to the water table, and linear extensibility (shrink-swell potential) influence the resistance to sloughing. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

Erosion and Sediment Control

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

Small Commercial Buildings

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

Hydric soils

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

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



Boone County Soil & Water Conservation District

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

Local Roads and Streets

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

Memo

To: Gina DelRose, Community Development Planner

From: Brent Anderson, Director of Public Works

Date: 7/29/2021

Re: Case #2021-13; 2061-2115 North State Street

Having reviewed the above referenced case, public works would offer the following comments:

1. A drainage plan, including detention and controlled release of stormwater, will need to be submitted for this project.
2. Driveway access on Doc Wolf Drive is ok as shown on the site plan.
3. The driveway access on North State Street as shown on the site plan must be approved by IDOT as North State Street is their jurisdiction.

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

August 2, 2021

ADVISORY REPORT

CASE NO: 2021-14

APPLICANT: Kunes of Belvidere, 1855 North State Street

REQUEST AND LOCATION:

The applicant, Kunes of Belvidere, Inc. 1855 North State Street, Belvidere, IL 61008 on behalf of the property owner, Kunes Belvidere Property, LLC, PO Box 546, Delavan, WI, 53115 is requesting a special use to permit a flag pole taller than 40 feet. Specifically, the special use will allow for an 80-foot tall flag pole at 1855 North State Street, Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.406(A) Exceptions to Maximum Height Regulations and 150.904 Special Use Review and Approval Procedures in the GB, General Business District on approximately 4.5 acres. The property is irregular in shape and developed with a car dealership and sales lot. PIN: 05-23-354-003.

EXISTING LAND USE:

Subject property: Kunes GMC of Belvidere

North: Car Sales Lot, Rock Valley ATC, Vacant

South: Manley's Belvidere Ford

East: Kunes Chrysler Dodge Jeep Ram of Belvidere, Culver's Restaurant

West: Mobil Quick Stop and Napa Auto Parts

CURRENT ZONING:

Subject property: GB, General Business District

South, West and East: GB, General Business District

North: GB, General Business District and PB, Planned Business District

COMPREHENSIVE PLAN:

Subject property: General Business

North: General Business and Planned Business

West: Planned Business and Vacant

South and East: General Business

BACKGROUND:

The applicant is requesting the ability to construct an 80-foot tall flag pole, twice the height permitted by the City's Zoning Ordinance (40 feet). The additional height of the flag pole will allow the property owner to display larger flags. Although the types of flags displayed cannot be regulated, signage can be regulated. The special use is expressly for additional height of a

flagpole. All signage shall still adhere to the Belvidere Zoning Ordinance in regard to height (maximum of 40 feet), square-footage, number and setback.

The additional height of the flag pole increases the potential that it could fall outside of the property. In order to ensure that surrounding infrastructure is not impacted, the flag pole shall be setback from overhead utility lines, roadway pavement and pedestrian sidewalks the same distance as the height.

TREND OF DEVELOPMENT:

The subject property is located at the north intersection of Bypass 20 and North State Street, along the northern edge of the North State Street Commercial Corridor. Several businesses have either recently gone through extensive renovations or are in the planning stages for 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.**

Although the 80-foot tall pole is anticipated to support larger-than-normal flags, it is not expected to create any visible barriers for passing motorists.

There are overhead utility lines nearby that could create a safety issue if the flag pole should collapse. A condition of approval will dictate the location of the flag pole in order to avoid the nearby utility lines and pedestrian sidewalk.

- B. **Findings: The proposed special use, both in 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 general business. The general business district encourages indoor commercial, office, institutional, and controlled outdoor display land uses, with moderate landscaping and signage.

Flag poles are not land uses addressed by the Comprehensive Plan. However, signage is addressed; signage will not be allowed on the pole.

- 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 neighborhood is comprised mainly of vehicle-related businesses and has a heavily trafficked intersection. The greatest risk the 80-foot tall pole creates is the possibility of coming into contact with public improvements or blocking access to the public right-of-way should it collapse. These risks will be alleviated by conditioning the location of the pole.

- 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 construction of an 80-foot tall flag pole is not expected to impede potential nearby development. Although the flags flown have the ability to be larger than standard flags, staff is not aware of such flags hindering development in other communities.

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

The subject property is developed with a car dealership and sales lot and is adequately served with municipal utilities.

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

The extra flag pole height being requested is for personal preference and not for a specific benefit. The special use conditions of approval will limit the potential negative impacts of the flag pole.

SUMMARY OF FINDINGS:

The construction of an 80-foot tall flag pole is not expected to impede potential nearby development. Although the flags flown have the ability to be larger than standard flags, staff is not aware of such flags hindering development in other communities.

The neighborhood is comprised mainly of vehicle-related businesses and has a heavily trafficked intersection. The greatest risk the 80-foot tall pole creates is the possibility of coming into contact with public improvements (overhead utility lines) or blocking access to the public right-of-way (pedestrian sidewalk) should it collapse. These risks will be alleviated by conditioning the location of the pole.

RECOMMENDATION:

The planning staff recommends the **approval** of case number **2021-14** for a special use at 1855 North State Street subject to the following conditions:

1. The flag pole shall be setback 80 feet from the overhead utility lines and pedestrian sidewalk.
2. Signage shall not be placed on the flag pole.

Submitted by:



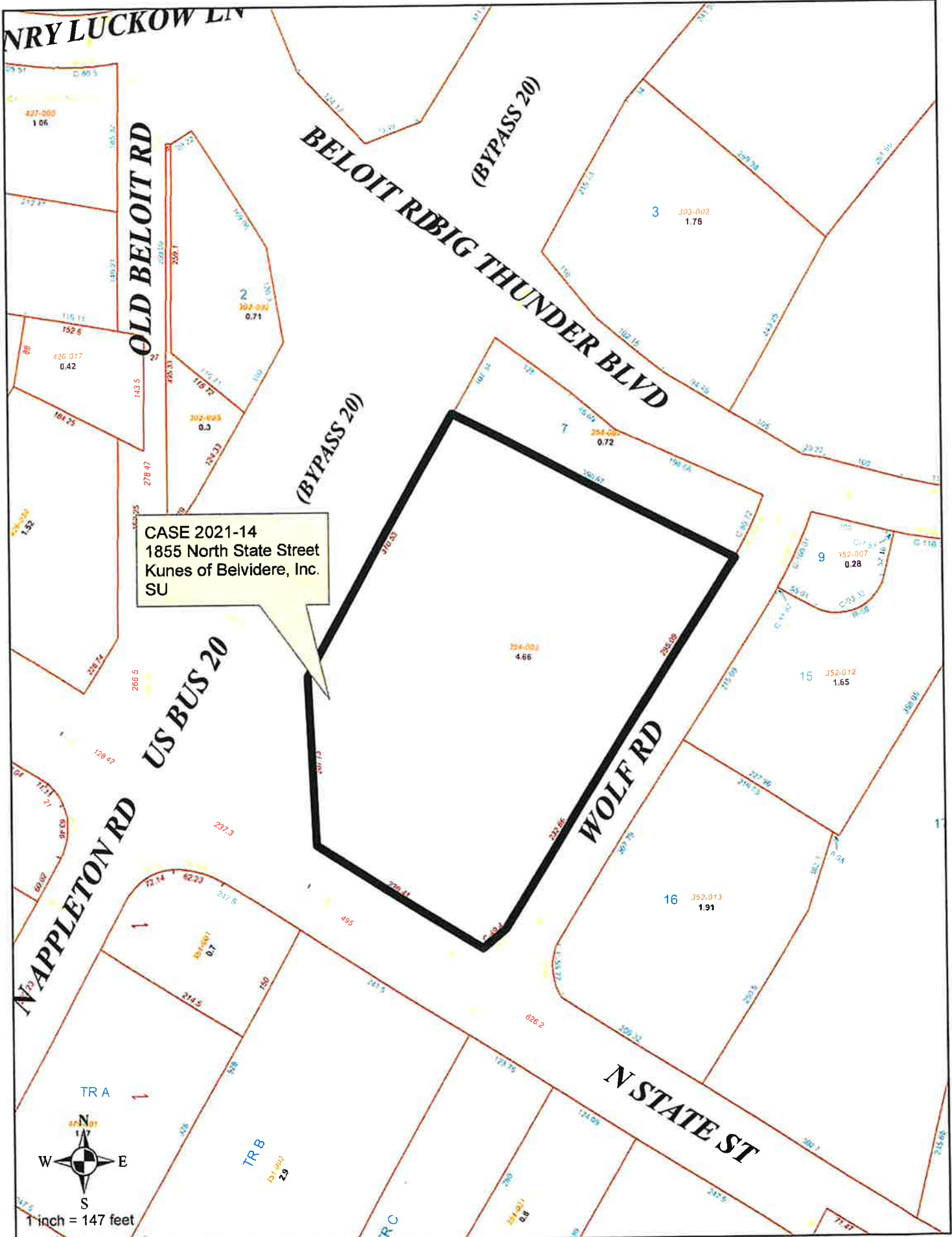
Gina DelRose
Community Development Planner

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. Site plan submitted by Applicant.
4. Flag pole drawing.
5. Map showing 80-foot fall radius of proposed pole location.
6. Map showing 80-foot setback (condition 1).



CASE 2021-14
1855 North State Street
Kunes of Belvidere, Inc.
SU



TRA

TRB

TRC

NRY LUCKOW LN

OLD BELOIT RD

BELOIT RD BIG THUNDER BLVD
(BYPASS 20)

(BYPASS 20)

US BUS 20

APPLETON RD

WOLF RD

N STATE ST

3 303-002
1.78

2 302-004
0.71

302-005
0.3

7 264-001
0.72

9 152-007
0.28

15 352-012
1.65

16 352-013
1.91

302-007
0.17

204-002
2.9

204-001
0.8

71-001
0.47

17

18

19



CASE 2021-14
1855 North State Street
Kunes of Belvidere, Inc.
SU

354-002

390 87

354-003

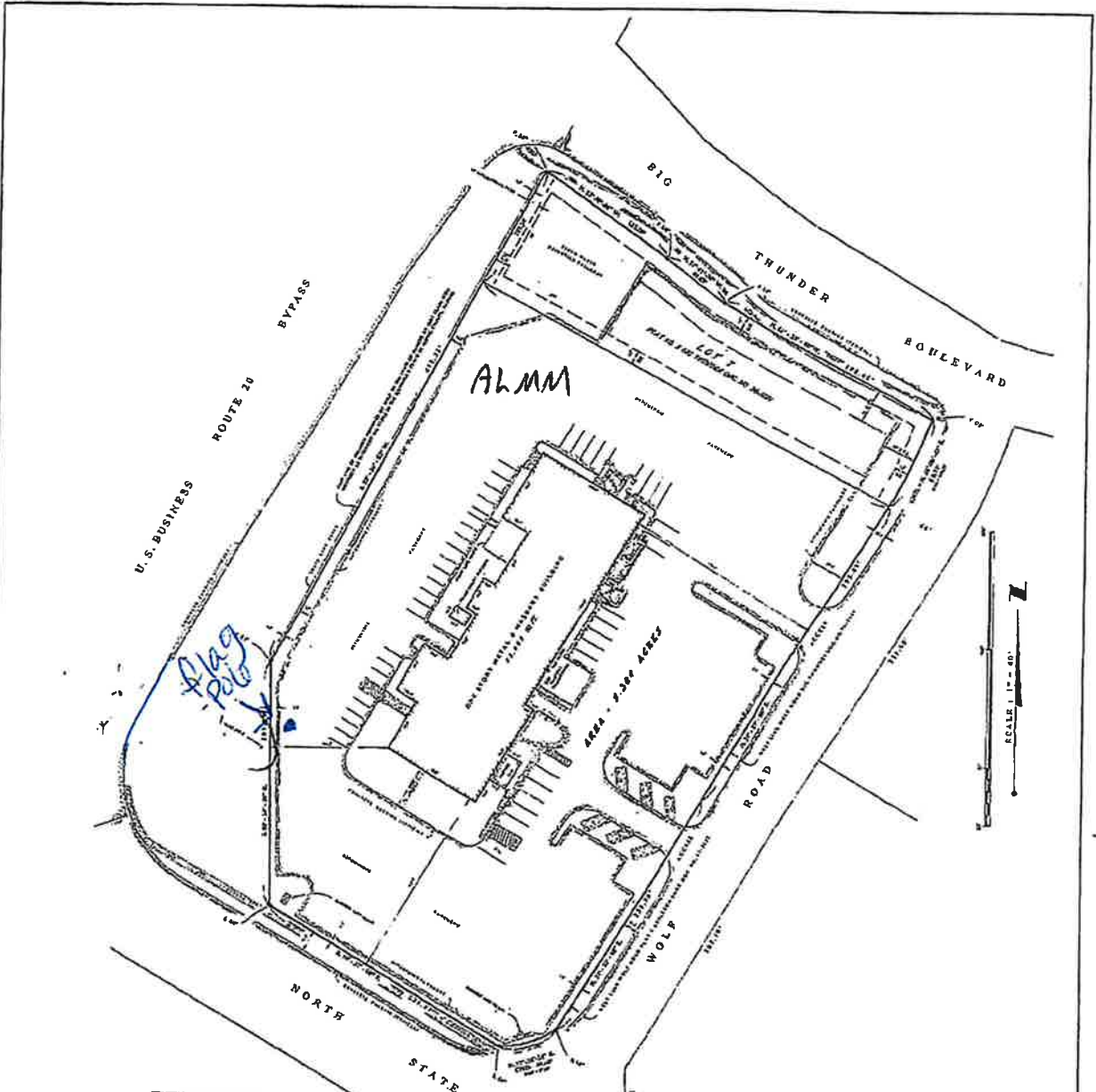
352-013

US BUS 20

WOLF RD

N STATE ST

1 inch = 74 feet



CERTIFICATE OF SURVEY
OF PROPERTY DESCRIBED AS

Part of the Southwest Quarter (SW) of Section Twenty-two (22), Township Three North, Range Three East of the Third Principal Meridian and Line Seven (7) as designated under Plat No. 3 of Big Thunder being part of the Southwest Quarter (SW) of Section 15, Township 34 North, Range 2 East of the Third Principal Meridian, the Plat of which subdivision being recorded as Deed Book No. 5604-1 in the Recorder's Office of Boone County, Illinois, bearing and recorded as Subdivision. Beginning at the Northeast corner of said Lot 7 as aforesaid, thence South 28 degrees 20' 00" East, along the East line of U.S. National Section 20, Traces, 1827.23 feet to the North line of South State Street, thence South 24 degrees 24' 00" East, along the North line of said State Street, 332.41 feet to the West line of Wolf Road, thence South 75 degrees 21' 00" East, 61.14 feet to a point on a line of 27.82 feet and whose center line is the North line of Wolf Road and Wolf Road is a watercourse shown on the Plat No. 2 of Big Thunder being recorded as Deed Book No. 5604-1 in the Recorder's Office of Boone County, Illinois, bearing and recorded as Subdivision. From said point on the line of Wolf Road, thence South 13 degrees 11' 00" West, 178.46 feet, thence North 83 degrees 01' 30" West, 65.89 feet, thence North 13 degrees 22' 00" West, 171.08 feet to the point of beginning. On the 2 previous courses there being shown the North line of said Lot 7 as aforesaid, bounded by the City of Belvidere, County of Boone and the State of Illinois.

This is an old plat and the survey as shown is to be made more exact in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Survey, policy established and adopted by ALTA and NSPS and includes Items 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

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ALTA / NSPS LAND TITLE SURVEY
 PART OF THE
 S.W. 1/4 SEC. 23, T. 44N., R. 3E., 3RD. P.M.
 AND
 LOT 7
 PLAT NO. 2 BIG TRUNDER
 BELVIDERE, ILLINOIS
 1435 NORTH STATE STREET

HERITAGE SURVEYING, LTD.
 8190 North Road, Belvidere, IL 62604
 P.O. Box 155, Belvidere, IL 62604
 Susan B. Jervis, Surveyor
 (815) 763-3234 FAX: (815) 763-3234



 I, JACOBSON, being duly sworn, do hereby certify that the foregoing is a true and correct copy of the original plat as shown to me by the Surveyor, and that I am a duly licensed Surveyor in the State of Illinois.
 JACOBSON
 JACOBSON SURVEYING, LTD.
 1435 NORTH STATE STREET
 BELVIDERE, ILLINOIS 62604

HERITAGE SURVEYING, LTD.	
P.O. BOX 155 BELVIDERE, ILLINOIS 62604	
815-763-3234	815-763-3234
5306	5306

Model EC80 IH

Single sheave truck, cast aluminum revolving, non-fouling, internal halyard truck

1/8" x 7x19 Mil-C-5424 Stainless steel aircraft cable

Standard flag arrangement: 20' x 30'

Neoprene coated 2" diameter steel counterweight

Nylon beaded retainer ring

Gearless, self locking direct drive winch with six tumbler cylinder lock

Aluminum flash collar

3000 PSI concrete

Hardwood wedges (supplied by others)

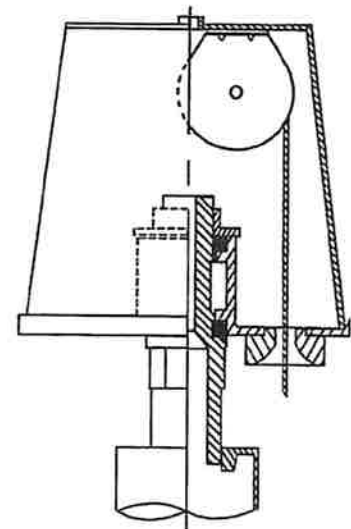
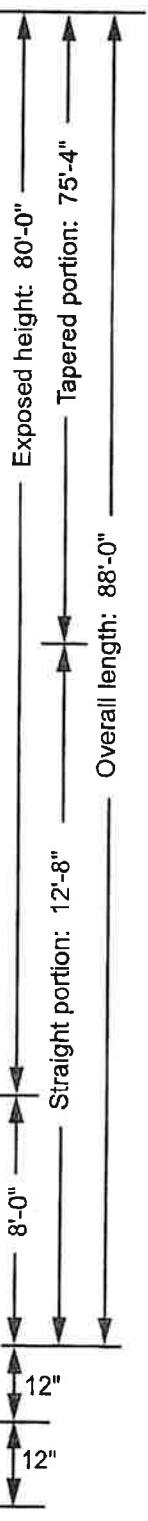
Dry sand tightly tamped after aligning pole

Foundation sleeve -16 ga hot dip galvanized steel

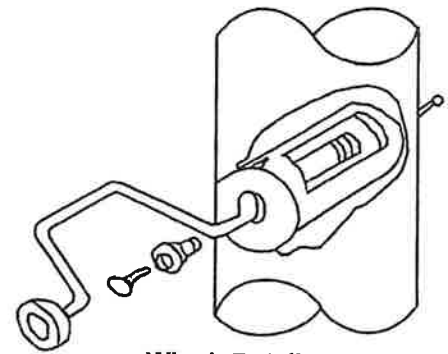
Steel centering wedges

1/4" Steel base plate

1/4" Steel support plate welded to grounding spike



Revolving non-fouling internal halyard truck, cast aluminum body, 26 stainless steel ball bearings, and 2-1/2" diameter plated steel sheave.

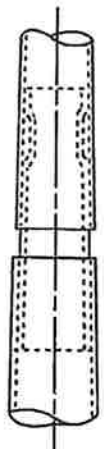


Winch Detail

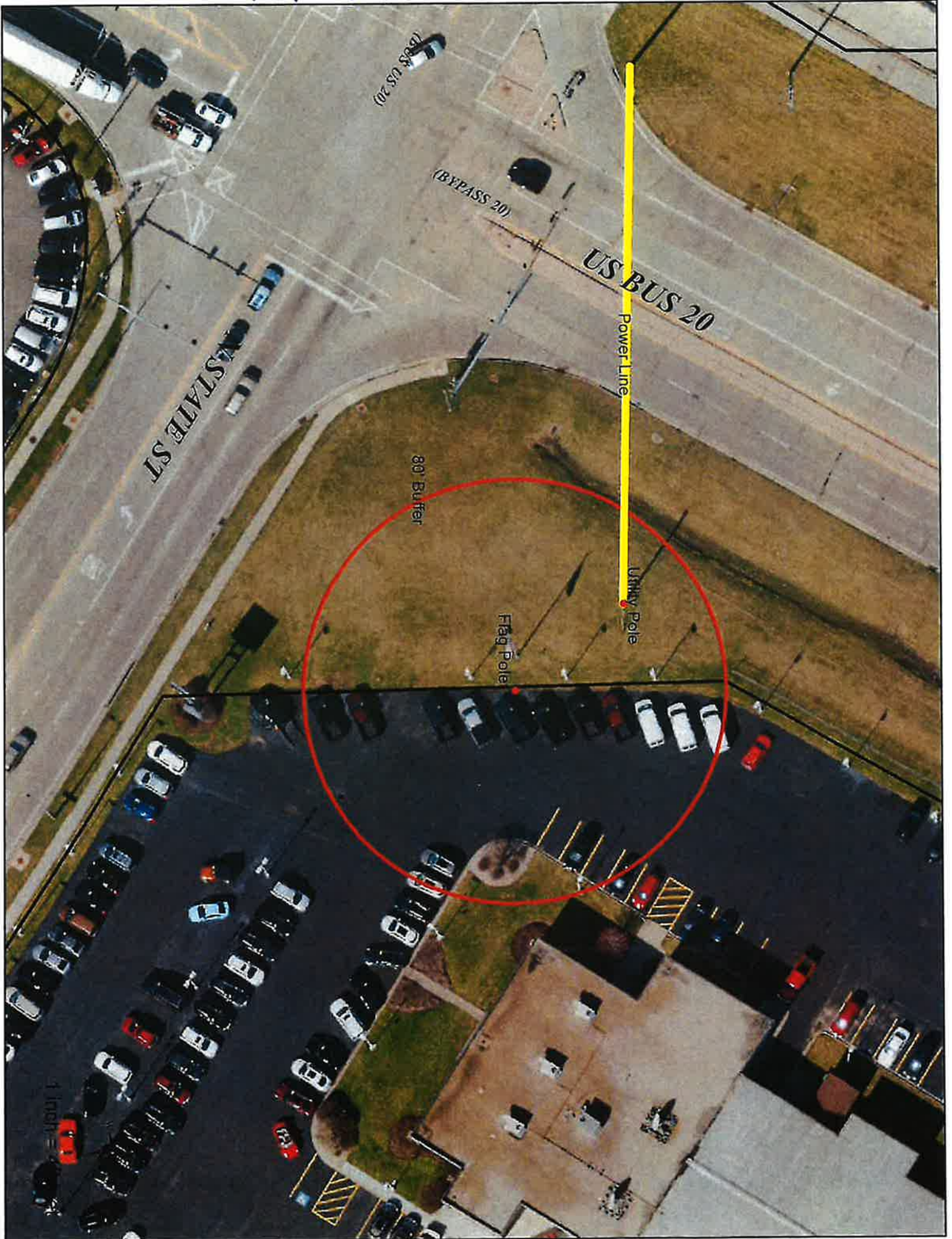
All shafts with overall length of more than 38'-6" are shipped in two sections.

Each section matched marked for field assembly. Exposed portion of jam sleeve must be well lubricated prior to assembly.

1-1/2" maximum shop gap allowed for field fitting (ram for tight joint)



Project:	Ground set tapered aluminum flagpole: ALLOY: 6063T6	Date:
Location:	Exposed height: 80'-0" Overall height: 88'-0"	Revision:
Architect:	Ship in 3 sections Butt diameter: 12"	
Contractor:	Top diameter: 4" Wall thickness: .375"	
Customer:	Finish: 100 grit polish	Job:



(US BUS 20)

(BYPASS 20)

US BUS 20

ASTATE ST

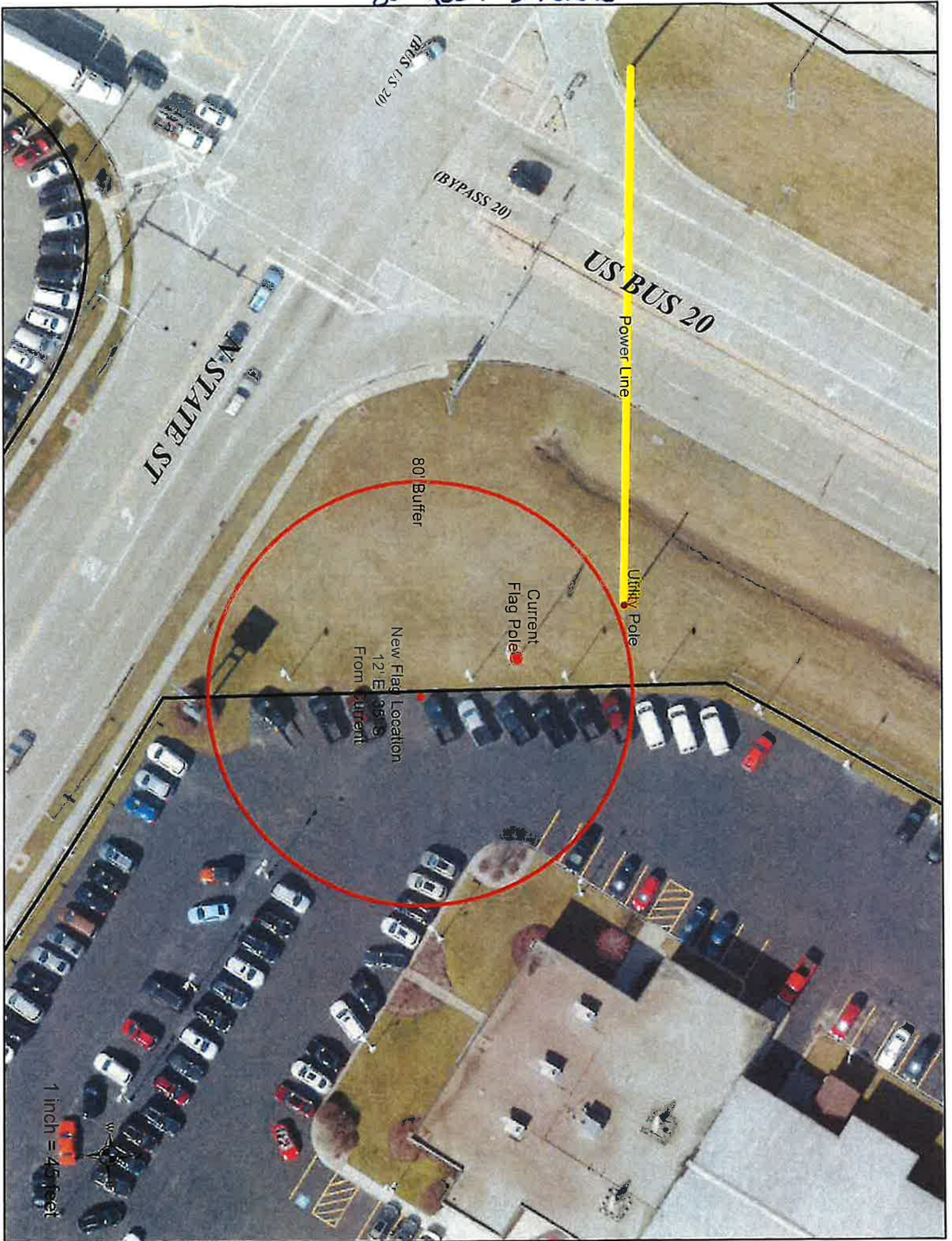
80' Buffer

Power Line

Utility Pole

Flag Pole

1 inch = 20 feet



(BUS US 20)

(BYPASS 20)

US BUS 20

N STATE ST

80' Buffer

Current
Flag Pole

Power Line

Utility Pole

New Flag Location
12' E From
Current

1 inch = 45 feet

Mike Drella

From: Mike Drella
Sent: Tuesday, August 3, 2021 4:39 PM
To: 'BLansu@lansulaw.com'; 'Tom Zanck'
Cc: Sarah Turnipseed; Clint Morris; Gina Delrose; Brent Anderson; Kip Countryman; Shannon Hansen
Subject: Busch Annexation

Gentlemen –

This confirms my conversation with Brian this afternoon, and Tom's email a few moments ago, that the parties do not wish to proceed with the August meeting schedule. As such, there will be no presentation to the Committee on August 9 or Plan Commission on August 10. We will convene the Planning Commission and open the public hearing. At that point we will seek to continue the hearing to September 14, 2021 so as to avoid additional publication costs. This would tentatively schedule final approval for October 4, 2021.

Please respond to verify that this is acceptable.

Thank you.

Mike Drella
City Attorney

CITY 2021

Date	Planner	Case	Request	Petitioner/ Address	PZC	CC1	CC2
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August

6/21/2021	GD	2021-13	SU	Miguel Zepeda	8/10/2021	8/16	9/7
6/23/2021	GD	2021-14	SU	Kunes of Belvidere Inc.	8/10/2021	8/16	9/7
7/16/2021	GD	2021-15	ANNEX	Busch Farms, Ltd.	cont.		
7/16/2021	GD	2021-16	MA	Busch Farms, Ltd.	cont.		
7/16/2021	GD	2021-17	SU	OMBelvidere Group, LLC	cont.		
7/19/2021	GD	2021-18	PP	Busch Business Park	cont.		
7/19/2021	GD	2021-19	FP	Busch Business park	cont.		

September

7/16/2021	GD	2021-15	ANNEX	Busch Farms, Ltd.		9/20	10/4
7/16/2021	GD	2021-16	MA	Busch Farms, Ltd.	9/14/2021	9/20	10/4
7/16/2021	GD	2021-17	SU	OMBelvidere Group, LLC	9/14/2021	9/20	10/4
7/19/2021	GD	2021-18	PP	Busch Business Park	9/14/2021	9/20	10/4
7/19/2021	GD	2021-19	FP	Busch Business park	9/14/2021	9/20	10/4
7/27/2021	GD	2021-20	SU	BCAC	9/14/2021	9/20	10/4
		2021-21					
		2021-22					
		2021-23					
		2021-24					
		2021-25					
		2021-26					
		2021-27					
		2021-28					

Variation	1
Map Amendment	2
Subdivision	2
Special Use	13
Annexation	1
Text Amendment	1
Temporary Use	
Appeals	
Total	20