

CITY OF BELVIDERE
PLANNING AND ZONING COMMISSION AGENDA
Tuesday, November 9, 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
Daniel Druckrey

Staff:

Gina DelRose, Community Development Planner
Cathy Crawford, Administrative Assistant

MINUTES: Approve the minutes of the October 12, 2021 meeting.

PUBLIC COMMENT:

UNFINISHED BUSINESS:

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*****

NEW BUSINESS:

2021-25: Larson (MA): Application of property owner Carl Larson, 1522 Savanna Circle, O'Fallon, Missouri 63368 for a map amendment (rezoning) on approximately .35 acres located at 2106 N. State Street, Belvidere IL 61008 from RH, Rural Holding District (pending annexation) to SR-6, Single-family Residential-6 District pursuant to the Belvidere Zoning Ordinance Section 150.903 Amendment to Official Zoning Map. PIN: 05-22-401-021

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

OTHER BUSINESS:

Elections

DISCUSSION:

Staff report

ADJOURNMENT

**CITY OF BELVIDERE
PLANNING AND ZONING COMMISSION
Minutes**

**Tuesday October 12, 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
Paul Engelman
Daniel Druckrey

Staff Present:

Gina DelRose, Community Development Planner
Mike Drella, City Attorney

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

Gina DelRose introduced new commission member Daniel Druckrey.

MINUTES: It was moved and seconded (Racz/Cantrell) to approve the minutes of the September 14, 2021 meeting. The motion carried with a 6-0 roll call vote.

PUBLIC COMMENT: None

UNFINISHED BUSINESS:

Mike Drella stated it has been requested to continue Cases 2021-16, 2021-17, 2021-18, 2021-19 for one month.

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.

It was moved and seconded (Maher/Cantrell) to postpone Case 2021-16 until November 9, 2021. The motion carried with a 6-0 voice vote.

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.

It was moved and seconded (Cantrell/Maher) to continue Case 2021-17 until November 9, 2021. The motion carried with a 6-0 voice vote.

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.

It was moved and seconded (Cantrell/Maher) to continue Case 2021-18 until November 9, 2021. The motion carried with a 6-0 voice vote.

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.

It was moved and seconded (Cantrell/Maher) to continue Case 2021-19 until November 9, 2021. The motion carried with a 6-0 voice vote.

NEW BUSINESS:

2021-23: 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 Section 150.1005 Signs Exempt from Regulation Under this Section and Section 150.902 Amendment of Zoning Regulations (Text Amendments). Specifically, the amendment is in regards to the number of flag poles and flags that may be located on a property.

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

Gina DelRose was sworn in. Ms. DelRose stated the case was published in the Boone County Journal on September 23, 2021 and certified mailings are not required for a text amendment.

Gina DelRose summarized the staff report dated October 5, 2021. Ms. DelRose stated that the text amendment was originally part of Case 2021-10 which involved multiple sections of the Belvidere Zoning Ordinance. On May 11, 2021, the Belvidere Planning and Zoning Commission by a vote of 3-2 recommended denial of the following language:

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. All zoning districts are limited to three poles and three flags per zoned lot.

In order to discuss the matter in more detail, the City Council referred the matter to the Committee of the Whole where staff presented four options regarding the potential text amendment. Leaving the code as is, approving the original text amendment, allowing 3 flag poles with 1 flag each and allowing for a total of three flags while utilizing up to 3 flag poles. On June 21, 2021 per Ordinance 537H, the City Council approved the last option by adopting the following language:

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. A total of three flags are permitted per lot, flags may be on individual poles or share a pole. No more than three poles may be located on one lot.

Due to acknowledgement of properties within Belvidere that have flags installed in a manner compliant with the original text amendment, staff was directed to re-process language similar to the original proposal for review and consideration. This amendment will allow up to three flags to be placed on the already permitted three flag poles allowing for a total of 9 flags per property.

Planning staff recommends approval of case 2021-23.

The Chair asked if there were questions for the staff.

Robert Cantrell questioned if multiple flags on one property was a problem within the City.

Gina DelRose stated that there are only a few properties that she is aware of that have more flags than what the code permits. Ms. DelRose stated that flags are hard to regulate since building permits are not required for flag poles, staff oftentimes does not know there is a violation until its to late. Ms. DelRose stated that she does

not foresee that by changing the code, more people would be encouraged to display multiple flags. Those that want to do it, are already doing it.

Paul Engelman questioned if a property owner could get a variance to allow for more flags.

Gina DelRose stated that is not an allowable variance.

Alissa Maher questioned how many flags do the violating properties currently have.

Mike Drella stated that the property that is the catalyst for the text amendment currently has nine flags.

Alissa Maher questioned what would happen if the text amendment is not approved.

Gina DelRose stated that the property owner would have to remove six flags.

Paul Engelman stated that the text amendment would open it so that more properties end up having nine flags displayed.

Carl Gnewuch questioned why the text amendment is allowing as many as nine flags.

Gina DelRose stated that is what the property currently has.

Carl Gnewuch questioned if the property owner could rotate out the flags, three at a time instead of displaying all nine at once.

Gina DelRose stated if the text amendment is denied, they would only be permitted to display three flags at a time.

Alissa Maher questioned if there have been any complaints by neighbors regarding too many flags being displayed.

Gina DelRose stated there has been complaints by a neighbor.

Paul Engelman stated that he believes it is a bad idea to open the City up to that many flags being displayed at once. Mr. Engelman believes that it is not aesthetically pleasing and would create more problems that it would solve.

Robert Cantrell questioned how big the flags are and whether or not the City Council approved a recent request to allow an 80-foot tall flag pole.

Gina DelRose stated that the flags appear to be standard size and the City Council did approve the request.

Paul Engelman requested clarification on what the code currently permits for flag displays.

Carl Gnewuch requested clarification on when the last text amended regarding flag was approved.

There were no further questions or comments.

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

It was moved and seconded (Racz/Cantrell) to approve the text amendment as presented by staff. The motion failed with a 2-4 roll call vote. Carl Gnewuch and Andy Racz voted aye.

Art Hyland arrived at 6:20pm

OTHER BUSINESS: None

DISCUSSION: None

Staff Report:

Gina DelRose pointed out that the cases that were postponed will be presented in November, barring any further delays. Next month's meeting will include a rezoning for a residence on North State Street that will be annexing into the City and a potential special use for outdoor storage.

ADJOURNMENT:

The meeting adjourned at 6:21p.m.

Recorded by:

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

November 2, 2021

ADVISORY REPORT

CASE NO: 2021-25

APPLICANT: Larson, 2106 North State Street (MA)

REQUEST AND LOCATION:

The applicant and property owner Carl Larson, 1522 Savanna Circle, O'Fallon, Missouri 63368 is requesting a map amendment (rezoning) on approximately .35 acres located at 2106 N. State Street, Belvidere IL 61008 from RH, Rural Holding District (pending annexation) to SR-6, Single-family Residential-6 District pursuant to the Belvidere Zoning Ordinance Section 150.903 Amendment to Official Zoning Map. PIN: 05-22-401-021

BACKGROUND:

The subject property is part of the Harold V. Davis Subdivision which was platted in the late 1950's. Properties within the subdivision and adjacent ones have annexed into the City over time, usually when either the well or septic systems fail, forcing the need to connect to municipal services. The majority of the adjacent properties annexed into the City in 1996. Due to the need to connect to the City's sewer system, the subject property is requesting to annex into the City. After this annexation, there are four properties left remaining in the general area in unincorporated Boone County.

When a property annexes into the City of Belvidere, it is automatically zoned RH, Rural Holding District. The applicant is requesting to be rezoned to SR-6, Single-family Residential-6 District, mirroring what adjacent residences are zoned. Minimum lot requirements for the SR-6 District are 7,000 square feet, 40 feet of road frontage and a lot width of 65 feet. The subject property exceeds these requirements.

FINDINGS OF FACT:

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

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

Findings:

Subject property: Single-family Residence

North: Ultimate Car Wash and Vacant

South: Two-family Residences
West and East: Single-family Residence

The subject property is located along North State Street which is developed with a mix of commercial and residential land uses. The section of North State Street that the subject property is located is primarily residential in nature along the south/west side and primarily commercial in nature along the north/east side.

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

Findings:

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

North: GB, General Business District

South, West and East: SR-6, Single-family Residential-6 District

The SR-6 zoning allows for single-family residences, cultivation and recreational land uses. Land uses that are more intense such as bed and breakfast establishments and two-family residences are permitted by special use approval. As such, the proposed rezoning to the SR-6 District is compatible with the existing area.

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

Findings: The property is not suitable for the existing zoning classification in its current state with the existing improvements located on the subject property.

The property is just under 12,000 square feet which is smaller than the two-acres required for property zoned Rural Holding District and substantially smaller than the 40 acres that is required for single-family residences.

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

The subject property was placed into the default Rural Holding District zoning classification upon approval of an annexation with the city, however, the existing improvements and adjacent land uses are at a greater intensity than the "rural community character" that the Rural Holding District encourages.

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

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

The subject property is designated as residential the City of Belvidere Comprehensive Plan, adopted July 15, 1999. The single-family residential land use category encourages sewered single-family residential development at densities up to five (5) dwelling units per acre. Any

redevelopment will need to be in compliance with the zoning ordinance which furthers the goals of the Plan.

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

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

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

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

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

SUMMARY:

The planning staff believes that the proposed rezoning for the subject site is not more intense than the other developed uses in the general area. The rezoning will bring the existing improvements and platted lot into compliance with the City's Zoning Ordinance.

RECOMMENDATION:

The Planning staff recommends the approval of case number 2021-25 to rezone 2106 North State Street from RH, Rural Holding District (pending annexation) to SR-6, Single-family Residential-6 District.

Submitted by:



Gina DelRose, Community Development Planner

PLANNING AND ZONING COMMISSION/CITY COUNCIL ACTION

The Planning and Zoning Commission shall make and forward findings of fact as to the whether the proposed map amendment furthers the purposes of the Zoning Ordinances and make a recommendation to the City Council. The City Council shall review the findings and recommendation and may accept or reject the findings and recommendation of the Planning and Zoning Commission in whole or in part; or the City Council may refer the matter back to the Planning and Zoning Commission for further consideration. Any approval shall be considered the approval of a unique request and not be construed as precedent for any other proposed map amendment.

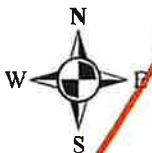
ATTACHMENTS

1. Location Map by Planning Staff.
2. Aerial photo by Planning Staff.
3. Zoning Map by Planning Staff.
4. Narrative submitted by Applicant.
5. NRI Report 1666 submitted by the Boone County Soil and Water Conservation District, Teagan Duffy, dated September 21, 2021.
6. Letter from the Boone County Health Department, Amanda Mehl, dated October 22, 2021

N STATE ST *N STATE ST*

HIGH LINE ST

CASE 2021-25
2106 North State Street
Carl Larson
MA

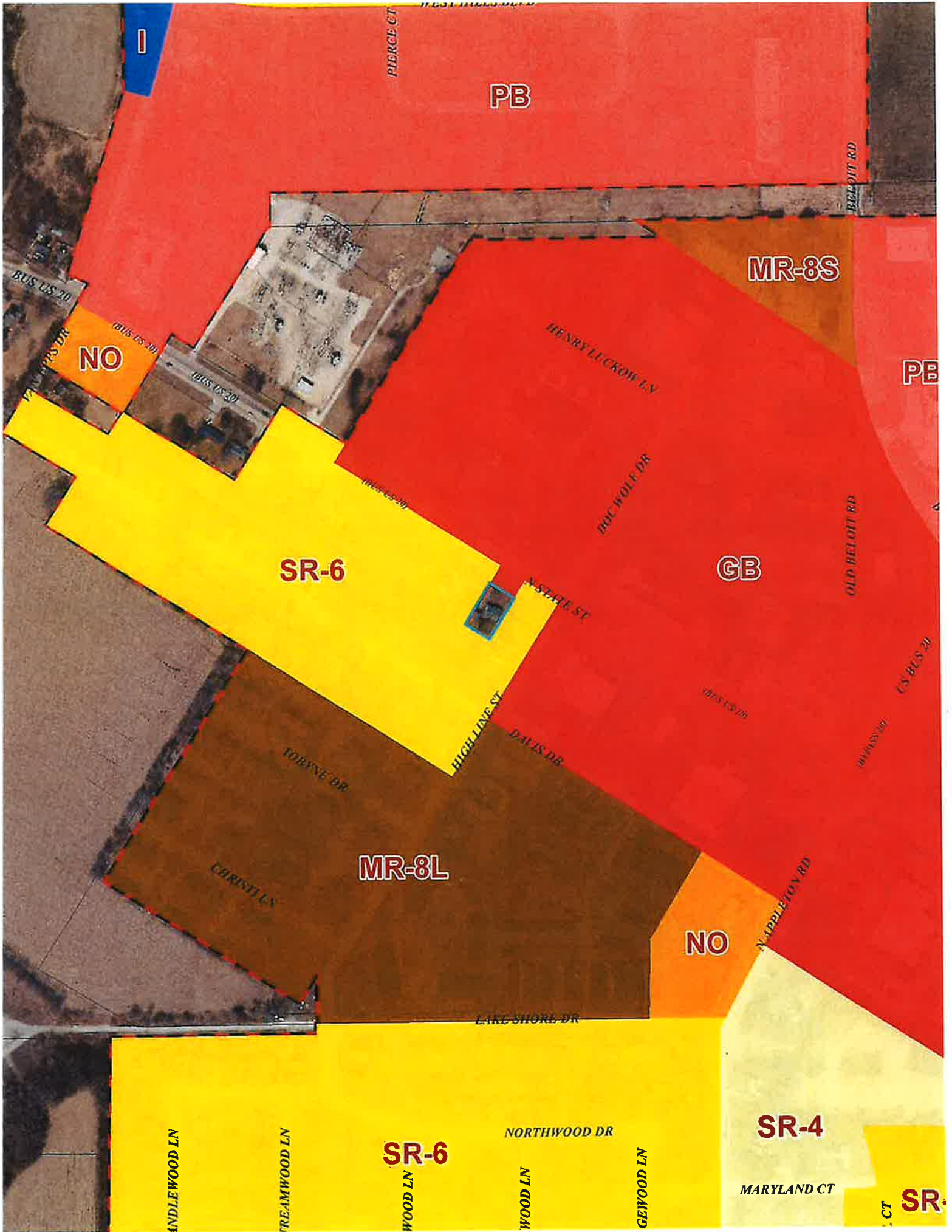


1 inch = 37 feet



CASE 2021-25
Carl Larson
2106 North State Street
MA

1 inch = 28 ft



PB

MR-8S

PB

NO

SR-6

GB

MR-8L

NO

SR-4

SR-6

SR-

ANNEXATION REQUEST:

Application for Zoning Change/Reason for Request

The Owner of the Single Family Residence wishes to connect to the City of Belvidere Sewer line.



**Boone County
Soil & Water
Conservation District**

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

21 September 2021

SWCD NRI #: 1666

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: 2106 N. State Street, Belvidere IL 61008
PIN(S): 05-22-401-021

Contact	Petitioner	Owner
Carl A. Larson 1522 Savannah Circle, O Fallon, MO 63368	Same as contact	Same as contact
Carllarson77@gmail.com (815) 814-7321		

Request: Change in zoning from rural to single family to connect to city sewer.

Notes, if any: There are no soil properties that would prevent the desired land use change. Please see the attached document for more soil information.

Sincerely,

Teagan Duffy
Boone County Soil & Water
Conservation District



Boone County Soil & Water Conservation District

Report No. 1666

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 100 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	Depth to Soil Restrictive Layer	Shallow Excavations	Hydric Soil	Erosion & Sediment Hazard
623A	Kishwaukee 0-2% slopes	147 cm	Slight	NO	Slight

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 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 or Not limited: 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 or Somewhat limited: 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 or Very limited: 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. 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.

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.

Permeability/Groundwater

Groundwater is water that exists in the pore spaces and fractures in rock and sediment beneath the Earth's surface. It originates as rainfall or snow, and then moves through the soil into the groundwater system. The soil types present near the surface, and their permeability, can have a direct correlation to water quality of shallow groundwater systems. Water quality refers to such things as the temperature, the amount of dissolved solids (hardness), and the presence of pollutants.

Most pollution of groundwater is the result of biological activity, much of it human. Among the sources of contamination are: failing or inadequate on-site septic systems, broken sewer lines, waste dumps (both industrial and residential), spills, biological waste products, agricultural pollutants such as fertilizers and pesticides, and salt contamination from excess salt applications in the winter. Groundwater contamination can result from a point source where the contaminant plume emanates from one spot, or from a widespread source where the pollution is introduced over a wide area and diffused throughout the groundwater over a broad region. Nonpoint source contaminants are difficult to identify and address. Groundwater contaminant plumes change over time. They grow in length with groundwater flow. They grow in width by diffusion and dispersion. Large plumes pollute large areas and affect many people.

Depth to Soil Restrictive Layer

A "restrictive layer" is a nearly continuous layer that has one or more physical, chemical, or thermal properties that significantly impede the movement of water and air through the soil or that restrict roots or otherwise provide an unfavorable root environment. Examples are bedrock, cemented layers, dense layers, and frozen layers.

This theme presents the depth to any type of restrictive layer that is described for each map unit. If more than one type of restrictive layer is described for an individual soil type, the depth to the shallowest one is presented. If no restrictive layer is described in a map unit, it is represented by the "greater than 200" depth class.

This attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this soil property, only the representative value is used.



Public Health
Prevent. Promote. Protect.

Boone County Health Department

1204 Logan Avenue, Belvidere, Illinois 61008
Main Office 815.544.2951 Clinic 815.544.9730 Fax 815.544.2050
www.boonehealth.org

The mission of the Boone County Health Department is to serve our community by preventing the spread of disease, promoting optimal wellness & protecting the public's health.

October 22, 2021

FAX: 815-547-0789

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

Re: Cases: 2021-25 (RZ): Larson, 2106 North State Street

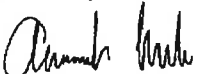
Dear Gina,

We are in receipt for a map amendment (rezoning) on approximately .35 acres located at 2106 N. State Street, Belvidere IL 61008 from RH, Rural Holding District (pending annexation) to SR-6, Single Family Residential-6 District pursuant to the Belvidere Zoning Ordinance Section 150.903 Amendment to Official Zoning Map. Pin: 05-22-401-021.

The Boone County Health Department has no comments.

Please let us know if you have any questions or concerns at (815) 544-2951 ext.2 or info@boonehealth.org

Thank you,


Amanda Mehl
Administrator

AT

CITY 2021

Date	Planner	Case	Request	Petitioner/ Address	PZC	CC1	CC2
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October

7/16/2021	GD	2021-15	ANNEX	Busch Farms, Ltd.		10/18/2021	11/1/2021
7/16/2021	GD	2021-16	MA	Busch Farms, Ltd.	10/12/2021	10/18/2021	11/1/2021
7/16/2021	GD	2021-17	SU	OMBevidere Group, LLC	10/12/2021	10/18/2021	11/1/2021
7/19/2021	GD	2021-18	PP	Busch Business Park	10/12/2021	10/18/2021	11/1/2021
7/19/2021	GD	2021-19	FP	Busch Business park	10/12/2021	10/18/2021	11/1/2021
9/14/2021	GD	2021-23	TA	Flagpoles	10/12/2021	10/18/2021	11/1/2021

November

9/21/2021	GD	2021-24	ANNEX	Larson, 2106 North Satate street	11/9/2021	11/15/2021	12/6/2021
9/21/2021	GD	2021-25	MA	Larson, 2106 North Satate street	11/9/2021	11/15/2021	12/6/2021

December

Variation	2
Map Amendment	3
Subdivision	2
Special Use	14
Annexation	2
Text Amendment	2
Temporary Use	
Appeals	
Total	25

BELVIDERE

Community Development Department Planning Department

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

October 2021 Monthly Report

Number	Project	Description	Processed
Belvidere Projects			
5	Cases: October	Genoa/Tripp/I-90, RZ	7/16/2021
		Busch Business Park PP	7/20/2021
		Busch Business Park FP	7/26/2021
		Genoa/Crystal Parkway, SU	7/16/2021
		City of Belvidere, TA	9/13/2021
1	Cases: November	2061 North State Street, RZ	9/21/2021
0	Cases: December	None	
2	Annexation	Busch Farms LTD	7/16/2021
		2061 North State Street	9/21/2021
0	Temporary Uses	None	
1	Site Plans (New/Revised)	915 E. Pleasant Street	10/25/2021
0	Final Inspection	None	
0	Downtown Overlay Review	None	
1	Prepared Zoning Verification Letters	113 W. Locust Street	10/19/2021
0	Issued Address Letters		
	Belvidere Historic Preservation Commission	Commission members held their awards program on October 14th. Commission members approved grant reimbursement for 405 W. Hurlbut Avenue. Commission members discussed reordering books, selling new books and a winter fundraiser.	
	Heritage Days	None	
	Hometown Christmas	Staff continues to attend Hometown Christmas meetings and assist when needed.	
	Buchanan Street Strolls	The last Strolls of the season was held on October 3rd.	
Poplar Grove Projects			
0	Cases: October	None	
0	Cases: November	None	
2	Site Plans (new/revised)	The Grove, 100 E. Grove Street	10/18/2021
		The Grove, 100 E. Grove Street	10/19/2021
0	Issued Address Letters	None	

Planning Monthly Report Cont.

0 Prepared Zoning Verification Letters None

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

0 Recorder's Office
0 Other Department
0 General Public

Census

The official population count was released. The City of Belvidere's population is 25,339.

Planning Department Current Duties

Close out completed planning case files

Respond to all FOIA requests

Work with 911, Fire Department and Post Office to verify all addresses in the City

Assist Growth Dimensions with requested data

Meetings and phone calls with developers regarding potential development

Phone calls/walk-ins for questions regarding zoning, floodplain, development, etc.

Prepare minutes, agendas and packets for various committees, commissions and boards

Prepare deposits and purchase orders for bill payments

*** Staff continues to reach out to the public to fill the vacancies on the Historic

Preservation Commission

*** Staff continues to administer the two façade grants

*** Staff participated in the Chamber's Downtown Trick or Treat event