

**CITY OF BELVIDERE
PLANNING AND ZONING COMMISSION AGENDA
Tuesday, December 14, 2021
City Council Chambers
401 Whitney Boulevard
6:00 pm**

ROLL CALL

Members:

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

Staff:

Gina DelRose, Community Development Planner
Cathy Crawford, Administrative Assistant

MINUTES: Approve the minutes of the November 9, 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:

2021-26: ACJA Enterprises, LLC (SU): Application of property owner, ACJA Enterprises, LLC (Kevin Bunge), 700 West Locust Street, Belvidere, IL 61008 for a special use for outdoor storage at 1930-1960 West Chrysler Drive within the PI, Planned Industrial District (Belvidere Zoning Ordinance Sections 150.106(C)(7)(C)(2) and 150.904 Special Use Review and Approval Procedures). The outdoor storage will be an accessory use to a previously approved personal storage facility. PINs: 07-02-151-020 and 07-02-151-021.

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

OTHER BUSINESS:

DISCUSSION:

Staff report

ADJOURNMENT

**CITY OF BELVIDERE
PLANNING AND ZONING COMMISSION**

Minutes

Tuesday November 9, 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

Daniel Druckrey

Staff Present:

Gina DelRose, Community Development Planner

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 (Racz/Cantrell) to approve the minutes of the October 12, 2021 meeting. The motion carried with a 6-0 roll call vote.

PUBLIC COMMENT:

Thomas Berard asked for clarification of the request by the applicant Larson to rezone his property at 2106 North State Street.

Mike Drella clarified that the property in question wishes to annex to the city and it would be discussed in this meeting.

Thomas Berard asked for clarification of a previous case regarding the Zepeda Group development.

Gina DelRose clarified that request and its approval and explained the proposed entrance and exits off the property.

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 continue Case 2021-16 until December 14, 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 December 14, 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 December 14, 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 December 14, 2021. The motion carried with a 6-0 voice vote.

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.

The public hearing was opened at 6:08 p.m.

Gina DelRose was sworn in. Ms. DelRose summarized the staff report dated November 2, 2021. Ms. DelRose explained that properties within the subdivision have annexed into the city over time and the subject property is the last of those parcels to request annexation. The existing septic system has begun to fail and it is an appropriate time to annex it. Ms. DelRose explained that when a property annexes into the city a parcel is placed into the Rural Holding District which allows a more flexible rezoning later to a more appropriate zoning district. The subject property is requesting to be rezoned to the SR-6 Single Family Residential District.

Gina DelRose stated the case was published in the Boone County Journal on October 21, 2021 and residents within 250 feet of the subject property were notified by certified mail on October 18, 2021.

The applicant's attorney, Chuck Popp stated he had no testimony to provide but would be available for questions.

There were no questions for the staff or the applicant's representative.

It was moved and seconded (Cantrell/Hyland) to recommend approval of case 2021-25. The motion carried with a 6-0 roll call vote.

OTHER BUSINESS:

Elections

Alissa Maher nominated Daniel Druckrey as Chair. Bob Cantrell seconded the nomination.

Daniel Druckrey declined the nomination.

Bob Cantrell nominated Paul Engelman as Chair with a second by Daniel Druckrey.

Alissa Maher nominated Daniel Druckrey as Vice-Chair with a second by Bob Cantrell.

The motion to nominate Paul Engelman as Chair carried with a 6-0 voice vote.

The motion to nominate Daniel Druckrey as Vice-Chair carried with a voice vote.
Daniel Druckrey abstained.

DISCUSSION: None

Staff Report:

Gina DelRose stated that the next meeting will include one special use application; it is hoped that the cases previously continued will be ready for hearings in December.

Gina DelRose stated there will be a Dancing with Rockford Stars event held on November 20, 2021 in which she will be participating as a performer. The event is to raise funds for Family Counseling Services which provides services at affordable rates for area clients.

Gina DelRose stated that Hometown Christmas will be held on December 3, 2021; judging by the success of the recent business trick-or-treat event, a large crowd is anticipated.

ADJOURNMENT:

The meeting adjourned at 6:27 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 * PII (815)547-7177 FAX (815)547-0789

December 2, 2021

ADVISORY REPORT

CASE NO: 2021-26 APPLICANT: ACJA Enterprises, LLC, 1930-1960 W. Chrysler Drive

REQUEST AND LOCATION:

The applicant and property owner, ACJA Enterprises, LLC (Kevin Bunge), 700 West Locust Street, Belvidere, IL 61008 us requesting a special use for outdoor storage at 1930-1960 West Chrysler Drive within the PI, Planned Industrial District (Belvidere Zoning Ordinance Sections 150.106(C)(7)(C)(2) and 150.904 Special Use Review and Approval Procedures). The outdoor storage will be an accessory use to a previously approved personal storage facility. The property is approximately six acres in size and irregularly shaped. PINs: 07-02-151-020 and 07-02-151-021.

EXISTING LAND USE:

Subject property: Vacant/Row Crop Production

Adjacent property:

North: Vacant/ Row Crop Production

South: I-90 and Row Crop Production

East: Single-family Residences

West: Stellantis

CURRENT ZONING:

Subject property: PI, Planned Industrial

Adjacent property:

North: PI, Planned Industrial

South: Planned Industrial (I-90) and A-1, Agricultural Preservation Area (farm field)

East: SR-4, Single Family Residential- 4

West: HI, Heavy Industrial

COMPREHENSIVE PLAN:

Subject property: PI, Planned Industrial

Adjacent property:

North: PI, Planned Industrial

South: Planned Mixed-Use II

East: SF, Single Family

West: HI, Heavy Industrial

BACKGROUND:

The subject property is part of the Oakbrook Woods Plat 3 Subdivision. The property was rezoned to industrial in 1994 and platted in 2000, the same years as the adjacent residential subdivision. The property is bounded by the Tollway to the south, South Appleton Road to the west, Oakbrook Woods residential subdivision to the east and a vacant field to the north. There is a self-storage facility within 500 feet of the property.

A tollway frontage road off of West Chrysler Drive provides access to the site. Due to this access to the property, the adjacent residential subdivision and its size, the site is more suitable for a low intensity land use than for a more standard industrial land use.

In 2018, the applicant was granted a special use for self-storage buildings per Ordinance 398H. The special use included conditions such as replatting the two lots into one and vacating or reconfiguring the interior easements prior to issuance of building permits.

In order to meet a growing need in the community, the applicant is requesting to allow for outdoor storage of items such as boats, campers and recreation vehicles. Since outdoor storage is considered an accessory use in the planned industrial district, it cannot occur until the primary use (self-storage buildings) is operational. According to the narrative and the site plan submitted, the outdoor storage would be located in the center of the lot. The self-storage buildings located along the perimeter of the lot will screen the outdoor storage area until such time as it is discontinued to allow for the remainder of the self-storage buildings to be built.

TREND OF DEVELOPMENT:

The subject property is located along the southern boundary of Belvidere in an area developed with a mix of residential, manufacturing and self-storage buildings.

FINDINGS OF FACT:

Per Section 150.904 (G) of the City of Belvidere Zoning Ordinance, the criteria for granting a Special Use Permit are as follows:

- A. Findings: The establishment, maintenance, or operation of the special use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare.**

The outdoor storage as an accessory to self-storage is a low intensity land use. Due to the configuration of the access to the subject property, more traditional industrial vehicle traffic would potentially pose more of a problem than the normal traffic generated by the proposed outdoor storage. With proper screening and landscaping to improve the aesthetics and adequate stormwater detention, staff does not anticipate the special use creating any negative impacts.

- B. Findings: The proposed special use, both its general use independent of its location and in its specific location, will be in harmony with the purposes, goals, objectives, policies, and standards of the City of Belvidere Comprehensive Plan, Section 150.904 of the Belvidere Zoning Ordinance and any other plan, program, or ordinance adopted, or under consideration pursuant to Notice of Public Hearing by the City.**

The subject property is located in the Planned Industrial Use category; this use encourages high-quality indoor manufacturing, assembly and storage uses with generous landscaping and limited signage. Outdoor storage is acceptable as long as it is properly screened.

Since the property will still need to comply with the landscaping requirements of the special use for self-storage, adequate screening will be installed.

- 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 outdoor storage area is not anticipated to create any more traffic than the previously approved self-storage units. The self-storage buildings will act as a screening mechanism for the storage units. Even with the addition of the outdoor storage area, the intensity level of the special use is more appropriate for the existing road access than other uses permitted in the Planned Industrial District.

A dense row of landscaping is required to help buffer the adjacent residential properties from the storage areas. Self-storage and recreational vehicle outdoor storage areas typically do not create a level of noise or odor that would negatively impact the nearby residences. On-site stormwater detention is also required, minimizing potential negative impacts as well.

- 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.

There are only three vacant lots left in the Oakbrook Woods Subdivision and nearby properties. The special use will occupy two of the remaining vacant lots. The delay in development of the three properties is most likely due to their access and size and not due to the nearby businesses. Lower intensity land uses such as a self-storage and outdoor storage are more appropriate uses adjacent to a residential development than other potential industrial land uses.

- 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 served with proper utilities.

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

The subject property is zoned Planned Industrial and has been for quite some time. The special use, if approved, will allow a low intensity land use with minimal potential negative

impacts on the nearby properties. The proposed use is appropriate for the property given its access from a frontage road and its small acreage.

SUMMARY OF FINDINGS:

The outdoor storage as an accessory to self-storage is a low intensity land use. Due to the configuration of the access to the subject property, more traditional industrial vehicle traffic would potentially pose more of a problem than the normal traffic generated by the proposed outdoor storage.

The outdoor storage area is not anticipated to create any more traffic than the previously approved self-storage units. The self-storage buildings will act as a screening mechanism for the storage units. Even with the addition of the outdoor storage area, the intensity level of the special use is more appropriate for the existing road access than other uses permitted in the Planned Industrial District.

A dense row of landscaping is required to help buffer the adjacent residential properties from the storage areas. Self-storage and recreational vehicle outdoor storage areas typically do not create a level of noise or odor that would negatively impact the nearby residences. On-site stormwater detention is also required, minimizing potential negative impacts as well.

There are only three vacant lots left in the Oakbrook Woods Subdivision and nearby properties. The special use will occupy two of the remaining vacant lots. The delay in development of the three properties is most likely due to their access and size and not due to the nearby businesses. Lower intensity land uses such as a self-storage and outdoor storage are more appropriate uses adjacent to a residential development than other potential industrial land uses.

RECOMMENDATION:

Planning staff recommends the **approval** of case number **2021-06**; 1930-1960 West Chrysler Drive subject to the following conditions:

1. The outdoor storage area shall be in substantial conformance with the site plan submitted.
2. The outdoor storage area shall not be utilized until the outer self-storage buildings are constructed.
3. Items such as but not limited to boats, trailers, campers and recreational vehicles can be stored onsite. Storage of aggregate, recyclable materials, etc. is not permitted.

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.

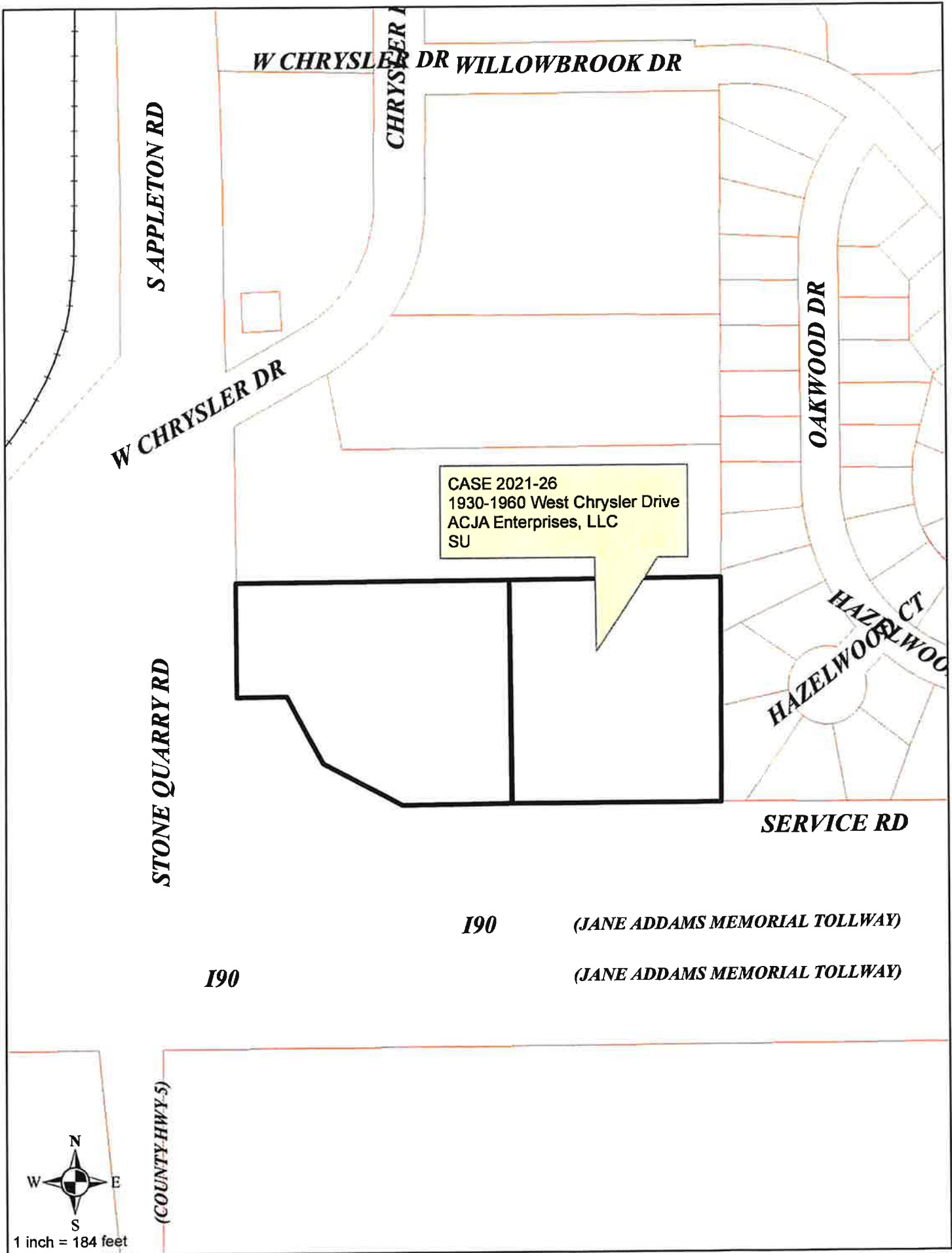
Review and Action by the City Council. The City Council shall consider the Planning and Zoning Commission's recommendation regarding the proposed special use. The City Council may approve or deny the special use as originally proposed, may approve the proposed special use with modifications or may remand the matter back to the Planning and Zoning Commission

2021-26; ACJA Enterprises, LLC., 1930-1960 W. Chrysler Drive

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 by Planning Staff.
3. Narrative submitted by the Applicant.
4. Site Plan submitted by the Applicant.
5. NRI #1669 from the Boone County Soil and Water Conservation District, Teagan Duffy, November 9, 2021.
6. Letter from the Boone County Health Department, Amanda Mehl, November 24, 2021.



W CHRYSLER DR WILLOWBROOK DR

S APPLETON RD

CHRYSLER DR

W CHRYSLER DR

OAKWOOD DR

CASE 2021-26
1930-1960 West Chrysler Drive
ACJA Enterprises, LLC
SU

STONE QUARRY RD

HAZELWOOD CT
HAZELWOOD

SERVICE RD

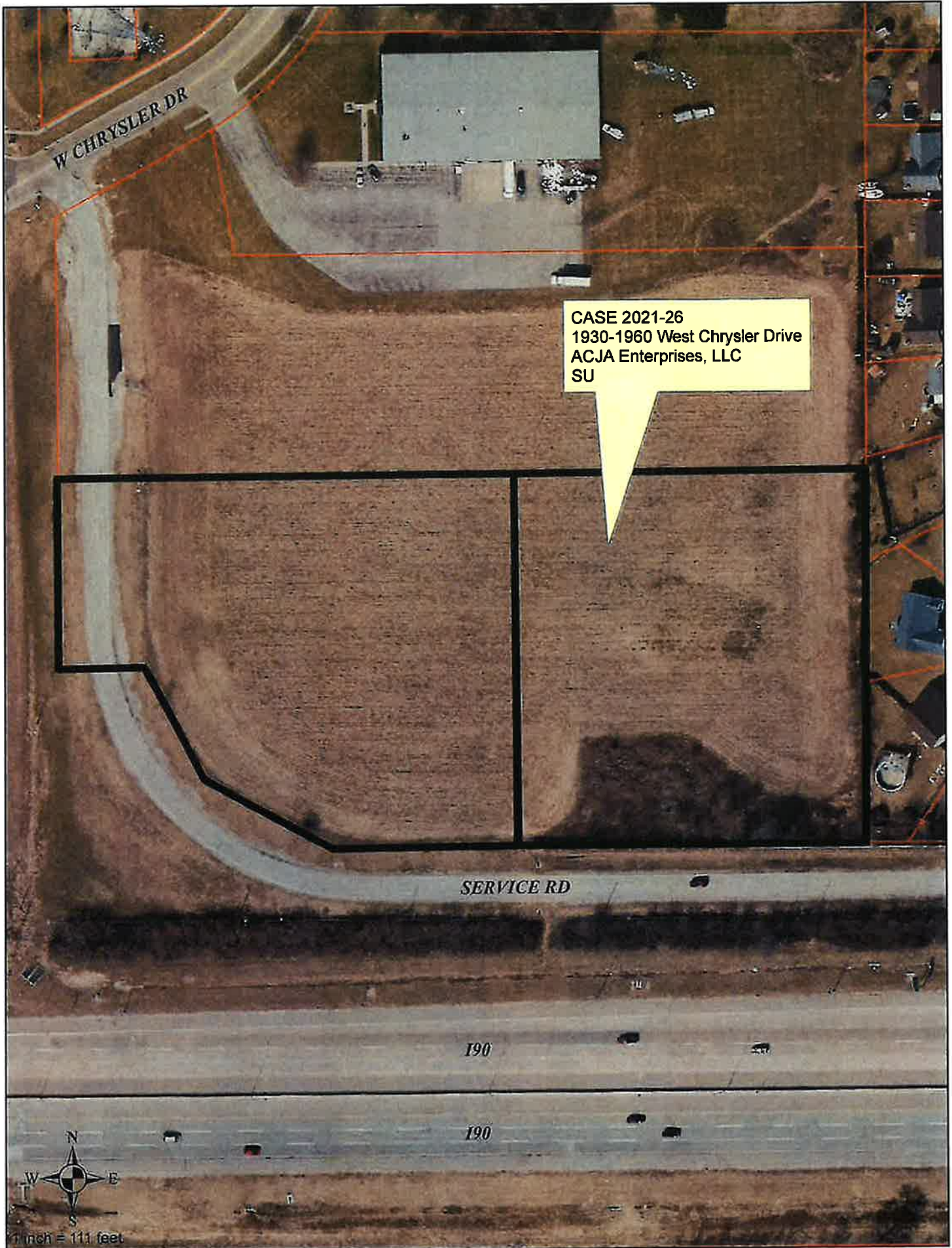
190 (JANE ADDAMS MEMORIAL TOLLWAY)

190 (JANE ADDAMS MEMORIAL TOLLWAY)

(COUNTY HWY-5)



1 inch = 184 feet



W CHRYSLER DR

CASE 2021-26
1930-1960 West Chrysler Drive
ACJA Enterprises, LLC
SU

SERVICE RD

190

190



1 inch = 111 feet

A.C.J.A. Oakbrook Woods Self Storage

Special Use Permit Application – Project Narrative

The reason for the special use request is to further expand on the existing special use permit that was granted which allows for the construction of a self-storage facility on land that is zoned "PI" planned industrial within the City of Belvidere by seeking to allow the outdoor storage of vehicles within the confines of the self-storage facility.

The most recent plan for the special use self-storage facility calls for nine (9) separate self-storage buildings to be constructed. Two (2) of the buildings will be on the northern border, one (1) building on the eastern border, and two (2) buildings on the southern border of the proposed facility. Four (4) separate buildings are planned to be in the interior portion of the facility.

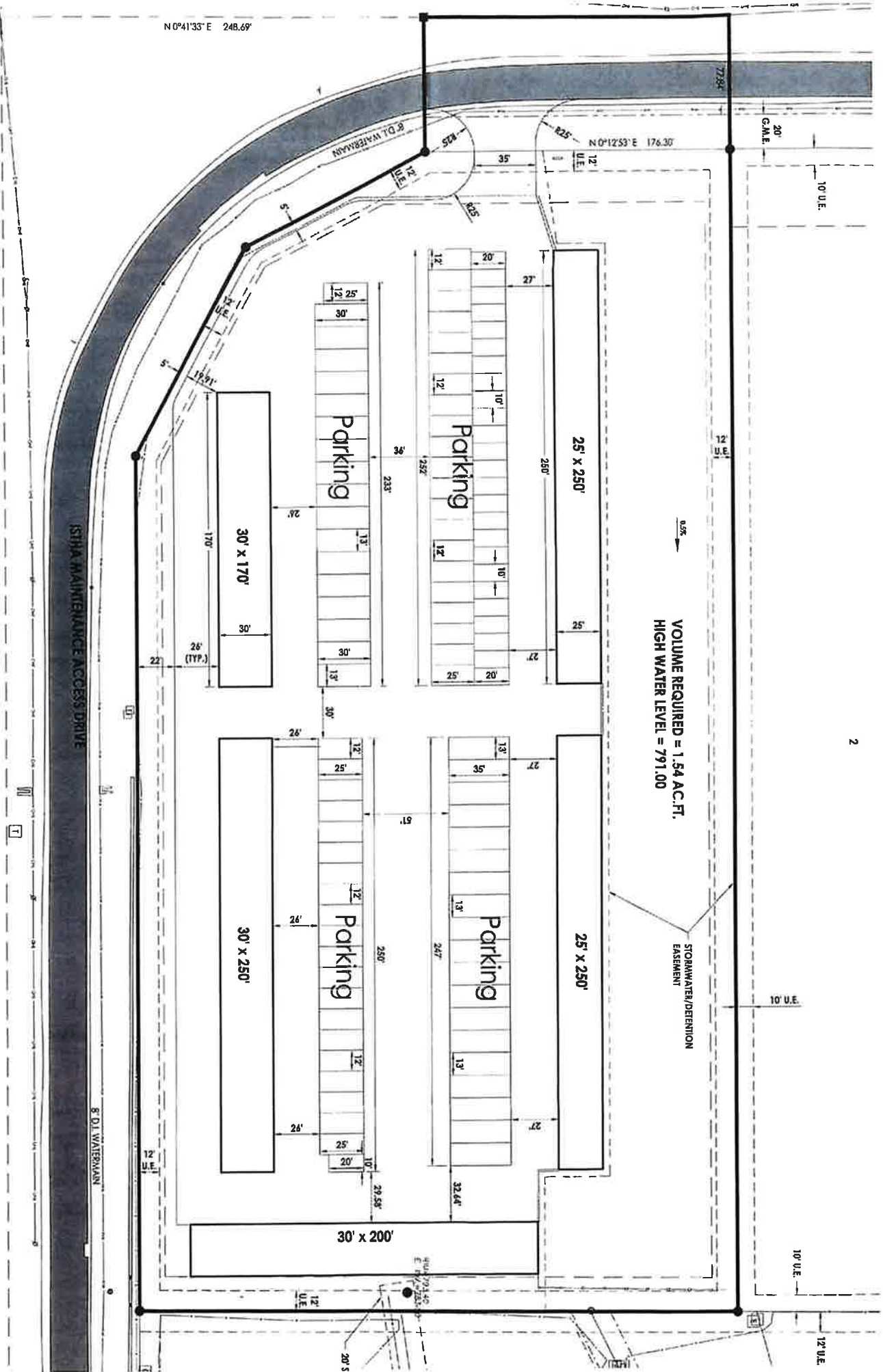
This application for special use looks to allow for flexibility and a phase in of the four (4) interior buildings so that they can be built at a later time than the first five (5) outer buildings described above. The timeline would not be fixed, but rather be based on the market and the occupancy of the first set of self-storage buildings. From there, each interior building would be built in phases as demand dictates.

The special use for the outdoor storage of vehicles would allow for the effective use of available interior space at the self-storage facility prior to the four (4) interior self-storage buildings being constructed at a later date. There will be approximately 104 parking spaces ranging in size from 20 ft. by 10 ft. to 35 ft. by 13 ft. to accommodate a large range of vehicles to meet customer demand. Use for the outdoor storage of vehicles would have minimal visual impact outside of the facility due to the parking areas being in the middle and surrounded by the exterior self-storage buildings to the north, south, and east.

As stated in the original special use permit application, consideration was given to the security of the facility. The layout of individual buildings provides a clear line of sight from the access drive for law enforcement to observe. A chain link fence would surround the facility and access would be restricted by a motorized gate with unique security codes for entry. Security cameras will be implemented. Lighting mounted on the exterior walls of the buildings will amply illuminate the premises when it is dark.

Consideration was made in the layout and design of the proposed buildings to provide for adequate screening from the proposed development for the existing single-family homes in the Oakbrook Woods subdivision directly to the east. Landscaping will be installed along the east property line. There is an existing densely landscaped berm along Interstate 90 just south of the ISTHA maintenance access drive. Each of the 5 exterior self-storage units access doors will be facing to the interior of the facility. Each of these items will provide for cover of any vehicles parked and stored at the facility so that their view will be shielded from outside of the property.

N 0°41'33" E 248.69'



VOLUME REQUIRED = 1.54 AC.FT.
HIGH WATER LEVEL = 791.00

STORMWATER/DETENTION
EASEMENT



**Boone County
Soil & Water
Conservation District**

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

9 November 2021

SWCD NRI #: 1669

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: 1930-1960 W. Chrysler Dr., Belvidere, IL 61008
PIN(S): 07-02-151-020 07-02-151-021

Contact	Petitioner	Owner
A.C.J.A. Enterprises, LLC 700 W. Locust St., Belvidere, IL 61008	Same as contact	Same as contact
Kevin.bunge@civideas.com (815) 547-8435		

Request: Special use to permit outdoor storage of vehicles as an accessory to self-storage units

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. 1669

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

Map unit: 512B – Danabrook silt loam, 2 to 5 percent slopes

The Danabrook component makes up 92 percent of the map unit. Slopes are 2 to 5 percent. This component is on ground moraines on till plains. The parent material consists of loess over till. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is high. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 33 inches during February, March, April. Organic matter content in the surface horizon is about 5 percent. Nonirrigated land capability classification is 2e. This soil does not meet hydric criteria. There are no saline horizons within 30 inches of the soil surface.

Map unit: 802B - Orthents, loamy, undulating

The Orthents, loamy component makes up 92 percent of the map unit. Slopes are 1 to 6 percent. This component is on leveled land. The parent material consists of earthy fill. 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 (or restricted depth) is high. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 51 inches during February, March, April. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 2e. 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	Erosion & Sediment Hazard
512B	Danabrook silt loam, 2 to 5 percent slopes	Somewhat limited	Somewhat limited	NO	Moderate
802B	Orthents, loamy, undulating	Somewhat limited	Somewhat limited	NO	Moderate

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: 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. 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.

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.



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.

November 24, 2021

FAX: 815-547-0789

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

Re: Cases: 2021-26; ACJA Enterprises, LLC, 1930-1960 W Chrysler Drive

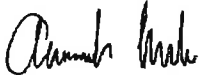
Dear Gina,

We are in receipt for a Special use application for outdoor storage at 1930-1960 West Chrysler Drive (PINs: 07-02-151-020 and 07-02-151-021) within the PI, Planned Industrial District (Belvidere Zoning Ordinance Sections 150.106(C)(7)(C)(2) and 150.904.

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	OMBelvidere 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

11/9/2021	GD	2021-26	SU	Bunge, 1930-1960 W. Chrysler Drive	12/14/2021	12/20/2021	1/3/2022
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Variation	2
Map Amendment	3
Subdivision	2
Special Use	15
Annexation	2
Text Amendment	2
Temporary Use	
Appeals	
Total	26

BELVIDERE

Community Development Department Planning Department

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

November 2021 Monthly Report

Number	Project	Description	Processed
Belvidere Projects			
5	Cases: August	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
1	Cases: December	1930-1930 W. Chrysler Drive, SU	11/9/2021
2	Annexation	Busch Farms LTD	7/16/2021
		2061 North State Street	9/21/2021
0	Temporary Uses	None	
0	Site Plans (New/Revised)	None	
0	Final Inspection	None	
0	Downtown Overlay Review	None	
2	Prepared Zoning Verification Letters	1520 S. Main Street	11/22/2021
		211 W. Marshall Street	11/22/2021
0	Issued Address Letters		
	Belvidere Historic Preservation Commission	Commission members discussed possible fundraisers and began planning the 2022 Awards Program.	
	Heritage Days	None	
	Hometown Christmas	Staff continues to attend Hometown Christmas meetings and assist when needed.	
	Buchanan Street Strolls	None	
Poplar Grove Projects			
0	Cases: October	None	
0	Cases: November	None	
0	Site Plans (new/revised)	None	
0	Issued Address Letters	None	
2	Prepared Zoning Verification Letters	PIN: 04-18-100-007	11/22/2021
		PIN: 04-18-100-0008	11/22/2021

Planning Monthly Report Cont.

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

- 0 Recorder's Office
- 0 Other Department
- 0 General Public

Census It was determined that the City's Ward boundaries do not need to be updated.

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 continues to notify applicants of expiring special uses