

**CITY OF BELVIDERE
PLANNING AND ZONING COMMISSION AGENDA
Tuesday, May 9, 2023
City Council Chambers
401 Whitney Boulevard
6:00 pm**

ROLL CALL

Members:

Paul Engelman, CHM
Daniel Druckrey, VCHM
Carl Gnewuch
Robert Cantrell
Art Hyland
Alissa Maher
Brad Anderson

Staff:

Gina DelRose, Community Development Planner
Kim Whitt, Administrative Assistant

MINUTES: Approve the minutes of the March 14, 2023 meeting.

PUBLIC COMMENT:

UNFINISHED BUSINESS: None.

NEW BUSINESS:

2023-12: Manhard Consulting, Ltd, Crosslink Business Park No. 2 (FP): Application of William Hupperich (Manhard Consulting, Ltd) for final plat approval for Crosslink Business Park No. 2 Subdivision. The plat consists of 4 lots comprised of approximately 205 acres. PINs: 05-34-326-004; 05-34-326-002; 05-34-376-001; 05-34-327-003; 05-34-327-002; 05-34-400-008; 05-34-376-003; 05-34-400-009; 05-34-400-010; and 05-34-200-027.

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

2023-13: May's Belvidere, LLC (SU): Application of May's Belvidere LLC, 100 W. Higgins Road #H71, South Barrington, IL 60010 on behalf of the property, Belvidere Retail, LLC, 5277 Trillium Boulevard, Hoffman Estates, IL 60192 for a special use to permit indoor commercial entertainment which includes a bar and video gaming at 1868 Crystal Parkway, Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.105(C)(4)(B)(2) Indoor Commercial Entertainment and 150.904 Special Use Review and Approval Procedures) in the PB, Planned Business District on approximately 1.5 acres. PIN: 08-06-152-004.

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

OTHER BUSINESS:

DISCUSSION:

Staff report

ADJOURNMENT

**CITY OF BELVIDERE
PLANNING AND ZONING COMMISSION**

Minutes

**Tuesday, March 14, 2023
City Council Chambers
401 Whitney Boulevard
6:00 pm**

ROLL CALL

Members Present:

Paul Engelman, Chair
Carl Gnewuch
Alissa Maher
Bob Cantrell
Brad Anderson
Dan Druckrey Vice-Chair
Art Hyland

Staff Present:

Gina DelRose, Community Development Planner
Kimberly Whitt, Administrative Assistant
Mike Drella, City Attorney

Members Absent:

The meeting was called to order at 6:03 p.m.

MINUTES: It was moved and seconded (Cantrell/Druckrey) to approve the minutes of the January 10, 2023 meeting. The motion carried with a 7-0 roll call vote.

PUBLIC COMMENT: None

UNFINISHED BUSINESS: None

NEW BUSINESS:

2023-08: Rosati's (SU): Application of Belvidere Pizza Inc., 1946 Gateway Center Drive, Belvidere, IL 61008 on behalf of the property owner, Belvidere Gateway Center LLC, 2777 Finley Road #12, Downers Grove, IL 60515 for a special use to permit indoor commercial entertainment which includes video gaming at 1946 Gateway Center Drive, Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.105(C)(4)(B)(2) Indoor Commercial Entertainment and 150.904 Special Use Review and Approval Procedures) in the PB, Planned Business District on 2.89 acres. PIN: 08-06-101-011

PUBLIC HEARING FOR CASE 2023-08 OPENED : 6:05 PM

Ms. Gina DelRose was sworn in. Ms. DelRose stated the case was published in the Boone County Journal on February 23, 2023 and notifications were sent by certified mail to property owners within 250 feet of the subject property on February 21, 2023. Ms. DelRose summarized the staff report dated March 6, 2023 and stated the

recommendation is for approval of case #2023-08 for a special use to permit indoor commercial entertainment which included video gaming at 1946 Gateway Center Dr., Belvidere, IL 61008. PIN: 08-06-101-011.

There was discussion regarding availability of room. Gina DelRose stated that the applicant would be best to explain.

Applicant was present.

Sam Rosati was sworn in at 6:11 pm. Mr. Rosati explained the majority of their business was delivery and carry out. They would be rearranging the dining area. There will be less seating for indoor dining.

No questions or testimony from the audience for Case #2023-08.

PUBLIC HEARING FOR CASE 2023-08 CLOSED: 6:16 PM

It was moved and seconded (Highland/Druckrey) to approve the findings of fact as presented by staff. The motion carried with a 7-0 roll call vote.

It was moved and seconded (Gnewuch/Cantrell) to recommend approval of Case 2023-08 subject to conditions as presented. The motion carried with a 7-0 roll call vote.

Gina DelRose stated the case would go to City Council on March 20, 2023 and on April 3, 2023 for a second reading and final vote.

2023-09: City of Belvidere (TA): Application of The City of Belvidere, 401 Whitney Boulevard, Belvidere, IL 61008 for a text amendment to the City of Belvidere Zoning Ordinance (Chapter 150 as amended) pertaining to Sections 150.706 Exterior Storage Standards for Residential, Office and Commercial Districts, 150.712 Fencing Standards, 150.1008 Changeable Copy Signs and Section 150.902 Amendment of Zoning Regulations (Text Amendments). Specifically, the amendments are in regards to commercial vehicles, barbed wire fencing and animated signage.

PUBLIC HEARING FOR CASE 2023-09 OPENED : 6:18 PM

Ms. Gina DelRose was sworn in. Ms. DelRose stated the case was published in the Boone County Journal on February 23, 2023. Ms. DelRose summarized the staff report dated March 3, 2023 and stated the recommendation is for approval of case #2023-09 for a text amendment to the City of Belvidere Zoning Ordinance (Chapter 150 as amended).

There was discussion regarding the danger of the barbed wire. Ms DelRose explained the barbed wire would only be allowed in industrial areas for outdoor storage and truck parking.

PUBLIC HEARING FOR CASE 2023-09 CLOSED : 6:26 PM

It was moved and seconded (Gnewuch/Druckrey) to recommend approval of Case 2023-09. The motion carried with a 7-0 roll call vote.

2023-10: Maggio's Pizzeria (SU): Application of Maggio's Pizzeria, 132 N. State Street, Belvidere, IL on behalf of the property owner, Tyler Bauscher, 8510 Greenport Way, Rockford, IL 61108 for a special use to permit indoor commercial entertainment which allows for a bar/tavern and video gaming at 132 N. State Street, Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.105(C)(6)(B)(2) Indoor Commercial Entertainment and 150.904 Special Use Review and Approval Procedures) in the CB, Central Business District on 0.05 acres. PIN: 05-26-433-019.

PUBLIC HEARING FOR CASE 2023-10 OPENED : 6:26 PM

Ms. Gina DelRose was sworn in. Ms. DelRose stated the case was published in the Boone County Journal on February 23, 2023 and notifications were sent by certified mail to property owners within 250 feet of the subject property on February 21, 2023. Ms. DelRose summarized the staff report dated March 7, 2023 and stated the recommendation is for approval of case #2023-10 special use to permit indoor commercial entertainment which allows for a bar/tavern and video gaming at 132 N State St., Belvidere, IL.

Ms. DelRose explained the applicant currently has a liquor license. Discussion was had regarding business hours. Ms. DelRose explained that liquor sales are allowed up to 2:00 am and gaming is allowed as long as liquor is sold.

There was discussion regarding the number of licenses allowed and granted for indoor commercial entertainment. Ms. DelRose explained there is one license available. All applicants are made aware of this.

No questions from audience or applicant.

Mr. Tyler Bauscher was sworn in 6:37 pm. Mr. Bauscher was asked about the possibility of pre & post parties for the Apollo Theater . Mr. Bauscher explained it would be highly unlikely during the week, but in the future possibly on the weekend. Mr. Bauscher also explained he only intends on have 4 video machines, not 6.

There were no further questions.

PUBLIC HEARING FOR CASE 2023-10 CLOSED: 6:39 PM

It was moved and seconded (Maher/Druckrey) to approve the findings of fact as presented by staff. The motion carried with a 7-0 roll call vote

It was moved and seconded (Maher/Cantrell) to recommend approval of Case 2023-10 subject to conditions as presented. The motion carried with a 7-0 roll call vote.

Gina DelRose stated the case would go to City Council on March 20, 2023 and on April 3, 2023 for a second reading and final vote.

2023-11: Gunsteen (SU): Application of Gunsteen Car Wash c/o Daniel Gunsteen, 651 S. Sutton Road, Ste 305, Streamwood, IL 60107 on behalf of the property owner, DM Enterprises of 651 S. Sutton Road, Ste 305, Streamwood, IL 60107 for a special use to permit in-vehicle sales or service and a special use to permit indoor commercial entertainment. Specifically, a car wash with accessory retail sales with the potential for a restaurant, bar and video gaming at 1125 N. 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 1.2 acres. PIN: 05-26-127-011.

PUBLIC HEARING FOR CASE 2023-11 OPENED : 6:40 PM

Ms. Gina DelRose was sworn in. Ms. DelRose stated the case was published in the Boone County Journal on February 23, 2023 and notifications were sent by certified mail to property owners within 250 feet of the subject property on February 21, 2023. Ms. DelRose summarized the staff report dated March 8, 2023 and stated the recommendation is for approval of case #2023-11 special use to permit in-vehicle sales or service and a special use to permit indoor commercial entertainment. Specifically, a car wash with accessory retail sales with the potential for a restaurant, bar and video gaming at 1125 N. State Street, Belvidere, IL subject to conditions.

There was discussion regarding what type of restaurant and the reason behind alcohol. Ms. DelRose explained in order to have video gaming you are required to sell liquor. It was also asked if there is no restaurant is video gaming allowed. Ms. DelRose explained the only requirement was a liquor license. Other questions were directed to the applicant.

Mr. Daniel Gunsteen was sworn in at 6:52 pm. Mr. Gunsteen (showing pictures and site plans) explained his intentions for both the car wash and restaurant/bar. Question was raised as to whether or not water is recycled. Mr. Gunsteen explained no, water is not recycled. Mr. Gunsteen explained that one parking stall would be dedicated for a Pet Wash. Question was raised to the possibility that Mr. Gunsteen

would not be granted the video gaming license from the city. Mr. Gunsteen stated that the car wash will be built regardless.

No further questions for staff or applicant

PUBLIC HEARING FOR CASE 2023-11 CLOSED: 7:06 PM

It was moved and seconded (Maher/Cantrell) to recommend approval of Case 2023-11 with an amendment to condition one, referencing the new site plan submitted during testimony. The motion carried with a 7-0 roll call vote.

Gina DelRose stated the case would go to City Council on March 20, 2023 and on April 4, 2023 for a second reading and final vote.

Staff Report: Gina DelRose informed the commission there are currently no cases for the April 11, 2023 meeting. Expect a heavy case load for May 9, 2023

ADJOURNMENT:

Motion to adjourn meeting was moved and seconded (Gnewuch/Maher). The motion carried with a voice call.

The meeting adjourned at 7:10 p.m.

Recorded by:

Reviewed by:

Kimberly Whitt
Administrative Assistant

Gina DelRose
Community Development Planner

CITY OF BELVIDERE

Community Development



BUILDING DEPARTMENT

PLANNING DEPARTMENT

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

May 4, 2023

ADVISORY REPORT

CASE NUMBER: 2023-12

APPLICANT: Crosslink Business Park No. 2, FP

REQUEST:

The applicant is requesting final plat approval of the 4-lot Crosslink Business Park No. 2 Subdivision.

LOCATION AND DESCRIPTION OF SITE:

The subject property is located northwest of South Appleton Road and Grant Highway and encompasses portions of the original Crosslink Business Park preliminary plat and the Kempf property (currently being rezoned to heavy industrial). It is approximately 205 acres in size and is in row crop production with a creek and some woodlands (see attached aerial photo). PINs: 05-34-326-004; 05-34-326-002; 05-34-376-001; 05-34-327-003; 05-34-327-002; 05-34-400-008; 05-34-376-003; 05-34-400-009; 05-34-400-010; and 05-34-200-027.

BACKGROUND:

The original preliminary plat for Crosslink Business Park was approved in 2004 and encompassed approximately 176 acres and was comprised of 15 lots (2 being outlots) ranging from 7.5 to 27 acres. Shortly after the preliminary plat was approved, approximately 60 acres were final platted into 5 buildable lots and 2 outlots. It appears that the State Plat Act was used to adjust two of the lots within the final plat at a later date. Although at the time of platting the lot sizes were considered adequate, the current trend for industrial development requires larger lot sizes.

A new preliminary plat that included the 55.5 acre parcel to the northeast of the original Crosslink Business Park was approved February, 2023. Noticeable differences between the two preliminary plats was the road configuration in order to accommodate the size of Lot 2. Sjostrom Drive was removed, portions of Morriem Drive were vacated and Crosslink Parkway is being re-aligned. In order to achieve the new road layout and adequate access to existing buildings a deviation to the subdivision code was required. This deviation is part of the planned development that was approved and allows the centerline radius of a horizontal curve to be reduced from 300 feet to 160 feet. The applicant is also requesting that the requirement for sidewalks be waived considering that they were waived in the first final plat.

The final plat encompasses 205 acres and incorporates the changes made in the recently approved preliminary plat. The two original outlots will remain the same, Lot 1 is a 5.465 acre

2023-12; Crosslink Business Park No. 2 Subdivision Final Plat

lot to the west of Crosslink Parkway and Lot 2 is 177.884 acres and has an approved planned development for a distribution center per Ordinance 609H. A sanitary sewer line that primarily services Stellantis runs north-south through the property. Sjostrom Drive was originally intended to be constructed over the sanitary sewer, an easement is being placed on the plat instead. As Lot 2 is developed, certain construction will be restricted within the easement area.

A request for comments was sent to 18 departments, agencies, or other parties. Comments received were either addressed by the applicant or have been incorporated into the recommended conditions of approval.

SUMMARY OF FINDINGS:

Provided that the suggested conditions of approval are met, the Final Plat of Crosslink Business Park No. 2 Subdivision is in conformance with the City of Belvidere's Subdivision Code and Zoning Ordinances.

RECOMMENDATION:

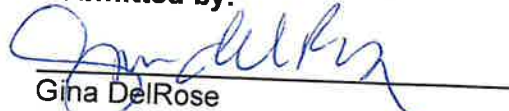
Planning staff recommends the **approval** of the final plat for Crosslink Business Park No. 2 Subdivision (case number **2023-12**) subject to the following conditions:

1. A Plat of Vacation for the portions of Morriem Drive and Crosslink Parkway being vacated shall be recorded.
2. Per Section 151.30.a.2 of the Belvidere Subdivision Code, an affidavit of ownership which shall include the dates the respective holdings of land were acquired together with the book and page of each conveyance to the present owner as recorded in the County Recorder of the Deed's office.
3. Per Section 151.40.d of the Belvidere Subdivision Code, existing monuments shall be shown or called out on existing boundaries, boundary corners and section corners.
4. Surveyor Note 4 shall be updated to state that all property is zoned HI, Heavy Industrial District.
5. The Surveyor's Certificate Block and Owner's Certificate Blocks shall be revised to mirror the language found in Appendix A of the Belvidere Subdivision Code.
6. The School District Certificate Block(s) shall read: I (we) hereby certify that the property herein described in the surveyor's certificate to the best of my knowledge is located within the boundaries of School District No. 100 in Boone County, IL.
7. If the wetland delineated lines are a restrictive line, then the lines shall be dimensioned so they can be plotted by others.
8. All proposed easements shall be dimensioned with bearings and distances so they can be plotted by others.
9. The existing 30' wide ingress/egress easement recorded as Document No 2011R07268 shall be vacated.
10. A portion of this property is covered by water recapture Ordinance #343G. The following recapture fee shall be paid prior to recorded of the final plat: 124.04 Acres @ \$2,230.00/Acres + \$276.609.20.
11. A drainage overlay shall be submitted.
12. All public improvements shall be completed in accordance with approved construction plans for the development. An engineer's estimate of cost for the public improvements to be completed as a part of this project shall be submitted along with the construction plans for the development.
13. A Performance Bond or Letter-of-Credit is required for all public improvements on forms provided by the City and must be submitted prior to the recording of the Final Plat or prior to the approval and release of the construction plans for the development by the Director of Public Works.

2023-12; Crosslink Business Park No. 2 Subdivision Final Plat

14. A construction inspection fee in the amount of three percent of the approved engineer's estimate of costs for the public improvements must be paid to the City Clerk prior to approval and release of the construction plans for the development by the Director of Public Works.
15. The revised plat shall be presented to the planning department for review and approval before any signatures are obtained.
16. The plat shall be recorded with the County Recorder of Deeds within 90 days of City Council approval, unless a plat-recording extension is granted.
17. The plat shall be in compliance with all applicable codes, ordinances, and agreements

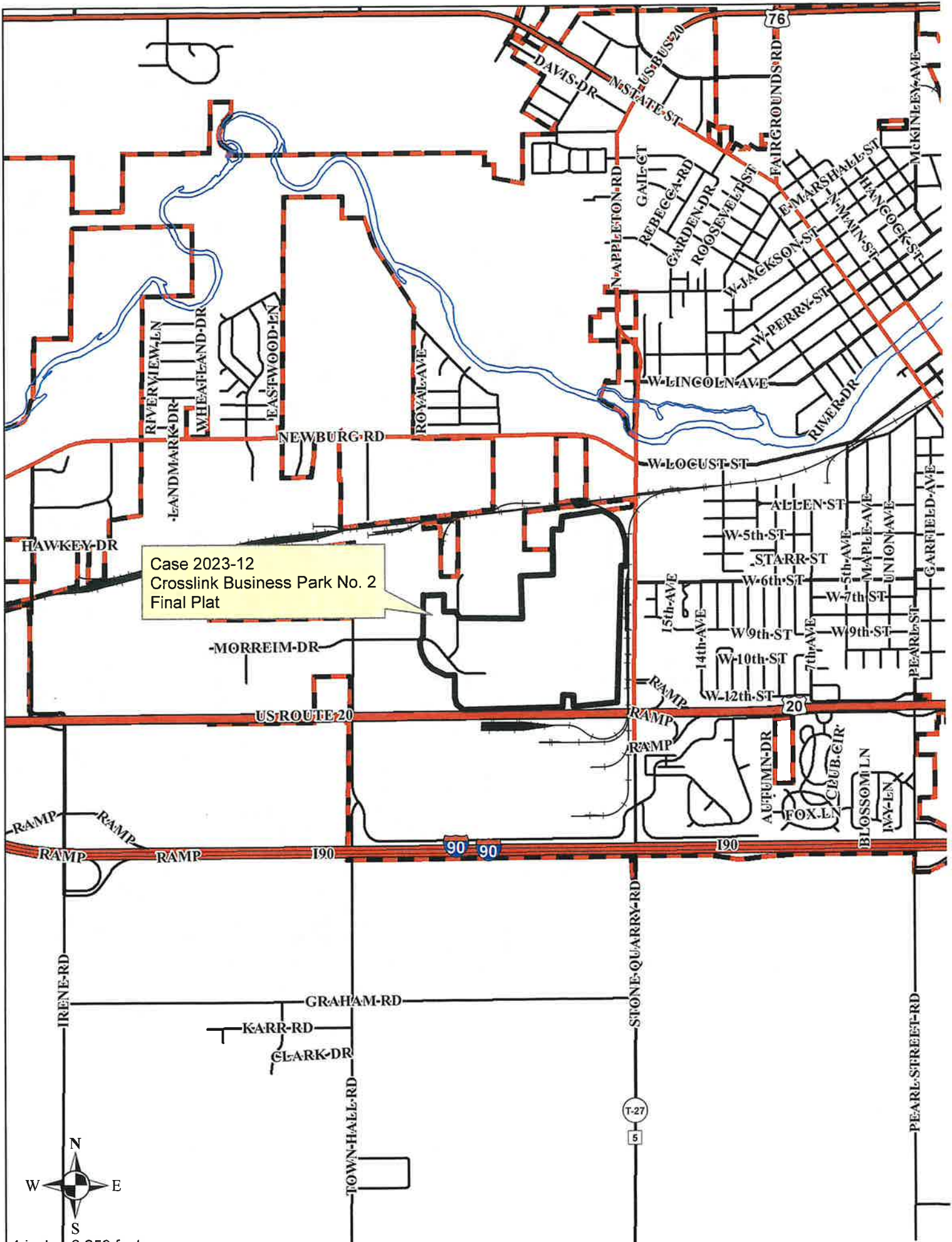
Submitted by:


Gina DelRose
Community Development Planner

2023-12; Crosslink Business Park No. 2 Subdivision Final Plat

ATTACHMENTS

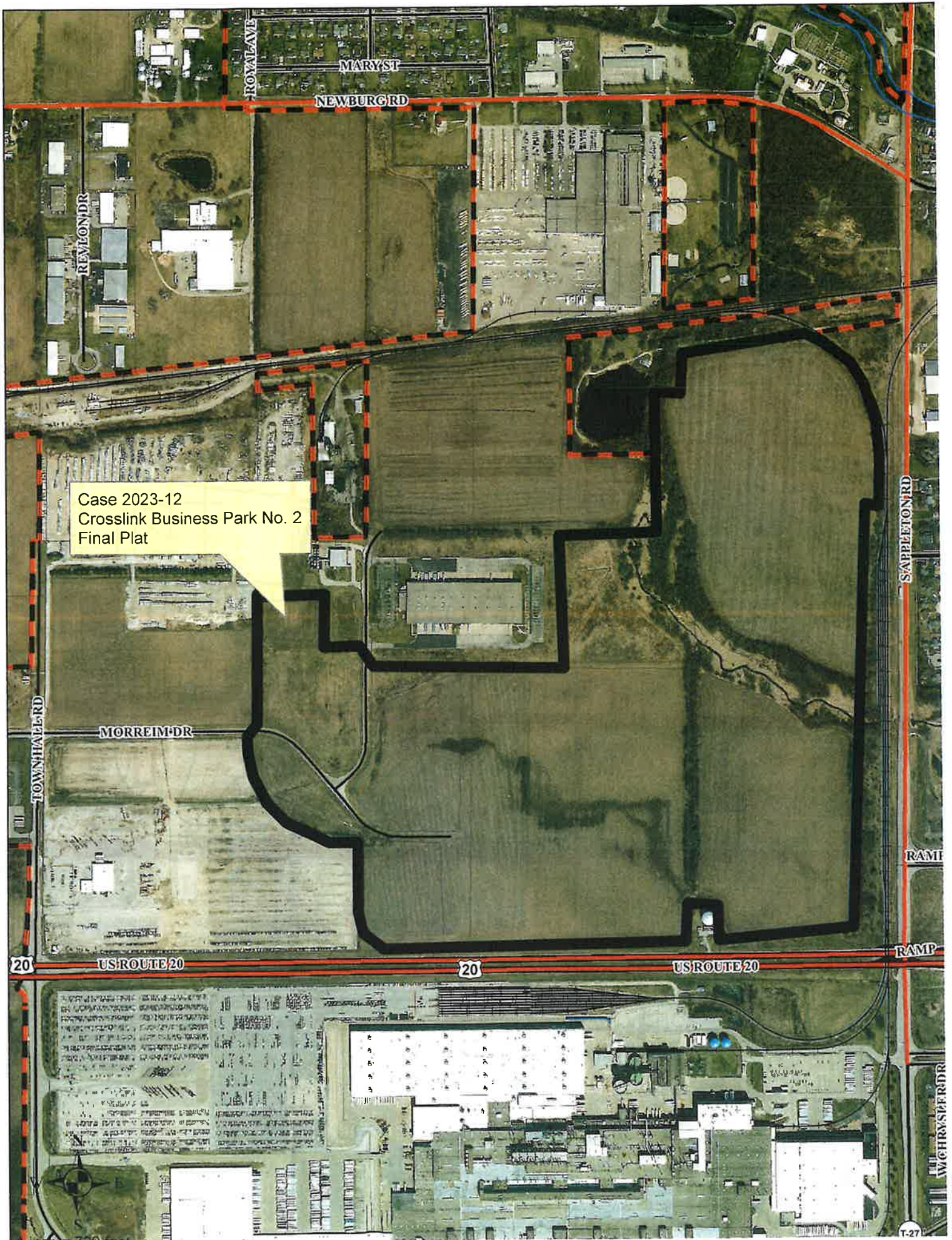
1. Location Map by Planning Staff.
2. Aerial Photo with Platting by Planning Staff.
3. E-mail from Comcast Cable, Ted Wyman, April 11, 2023.
4. E-mail from Nicor Gas, Rebecca Luginbill, April 17, 2023.
5. Letter from Hampton, Lenzini and Renwick, Inc., Alex Riegler, May 1, 2023.
6. Memo from Belvidere Public Works Department, Brent Anderson, May 4, 2023.
7. Information provided by Boone County Conservation District, Dan Kane, April 23, 2023.
8. Final Plat for Crosslink Business Park Plat No. 2 Subdivision by Manhard Consulting, LTD, dated March 31, 2023.



Case 2023-12
 Crosslink Business Park No. 2
 Final Plat



1 inch = 250 feet



Case 2023-12
Crosslink Business Park No. 2
Final Plat

Gina Delrose

From: Wyman, Ted <Ted_Wyman@comcast.com>
Sent: Tuesday, April 11, 2023 3:17 PM
To: Gina Delrose
Subject: RE: additional crosslink information

This message originated from an **External Source**. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Gina,

Ok, sounds good. Comcast doesn't have any objections to the vacations and is ok on the granted locations of utility easements and easement provision language. Therefore, we are good to sign off.

Whenever they are ready to do so, please have the representative contact me to schedule a day and time for sign-off on the plat for Comcast.

If you have any questions in regards to this information, please don't hesitate to contact me.

Sincerely,

Ted Wyman
Comcast Cable
Right-of-Way Engineer
688 Industrial Drive
Elmhurst, IL 60126
Phone: (224) 229-5850 office (847) 652-6074 cell
Fax: (630) 359-5482
Ted_Wyman@comcast.com

From: Gina Delrose <gdelrose@ci.belvidere.il.us>
Sent: Tuesday, April 11, 2023 3:10 PM
To: Wyman, Ted <Ted_Wyman@cable.comcast.com>
Subject: [EXTERNAL] RE: additional crosslink information

Ted-

Thanks!

Outlot B is a stormwater detention lot so it is not considered buildable.

Gina DelRose

Community Development Planner
City of Belvidere
401 Whitney Boulevard, 61008
(o) 815-547-7177

Gina Delrose

From: Luginbill, Rebecca <X2RLUGIN@SOUTHERNCO.COM>
Sent: Monday, April 17, 2023 10:11 AM
To: Gina Delrose
Cc: Andersen, Erin K.
Subject: 2023-12 Crosslink Business Park 2 Subdivision (Final Plat)
Attachments: Nicor Atlas_R60344.PDF; Nicor Atlas_R60343.PDF

This message originated from an **External Source**. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Gina DelRose –

In response to your request for comments on the Plat forwarded to Nicor for Crosslink Business Park 2 Subdivision:

- I have attached two Nicor Atlas Pages that cover the area in question showing where Nicor has active Main. This can be forwarded to the developer for planning purposes.
- In order to Vacate a portion of Morreim Drive – The developer will need to submit a request to Nicor to relocate or retire active main. We cannot vacate with active pipe in the roadway. I have included the clip below indicating approximate location of current active pipe in Morreim Drive and Crosslink Parkway.
- It is possible that the developer has already submitted this request to Nicor but I wanted to make sure you have the information if needed:
For gas service retirements: Please call **1-888-NICOR-4-U** to schedule relocation of those facilities or go to <https://www.nicorgas.com/business.html>



Rebecca Luginbill
Land Management
Nicor Gas Company
1844 Ferry Road
Naperville, IL 60563
x2rlugin@southernco.com



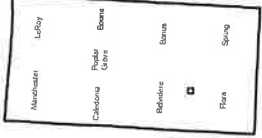
CALL [JULIE](tel:7087677000) BEFORE YOU DIG!



Facility Legend

- Transmission Main
- MOP Main
- High Pressure Main
- Low Pressure Main
- Service Line
- Foreign Pipeline

BOONE COUNTY



N

0 50 100 200 300 400 Feet

ATLAS SCALE 1" = 200'

CALL JULIE
319-244-7444
COUNTY ENGINEERING
SEC. 4, 10, 15, 20, 34

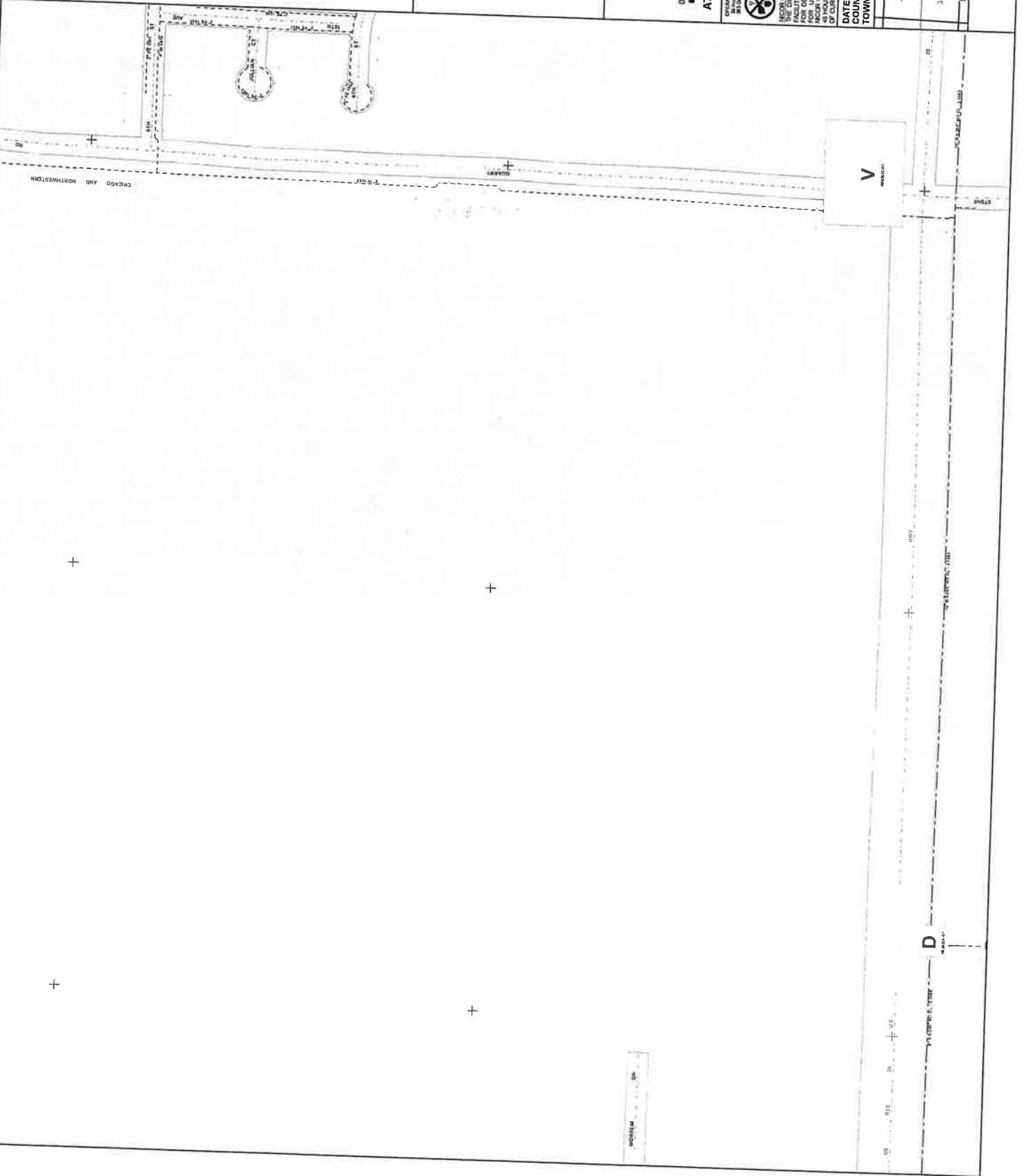
48 Hours Before Your Dig
EXCLUDING SAT. SUN & HOLIDAYS
THE DIMENSIONS AND LOCATION OF MOON GAS UTILITY
MARKERS SHOWN ON THESE PLANS ARE AN ESTIMATE
FOR USE AS FIELD GUIDANCE FOR CONSTRUCTION
AND ARE NOT A GUARANTEE OF ACCURACY. CALL JULIE
48 HOURS PRIOR TO CONSTRUCTION. SEE THE LOCATION
OF CURRENT FACILITY LOCATIONS, 811 OR 1-800-832-8213.

DATE UPDATED: 08/22/2011
COUNTY: BOONE
TOWNSHIP: BELVIDERE

1	2	3	4
RECYC	RECYC	RECYC	RECYC
RECYC	RECYC	RECYC	RECYC

SECTION --- ADJACENT ---

T44N R03E 3PM
R60344





- Facility Legend**
- Transmission Main
 - MOP Main
 - High Pressure Main
 - Low Pressure Main
 - Service Line
 - Foreign Pipeline

BOONE COUNTY



0 50 100 200 300 400 Feet
ATLAS SCALE 1" = 200'



CALL BEFORE YOU DIG
 811 OR 1-800-888-0122

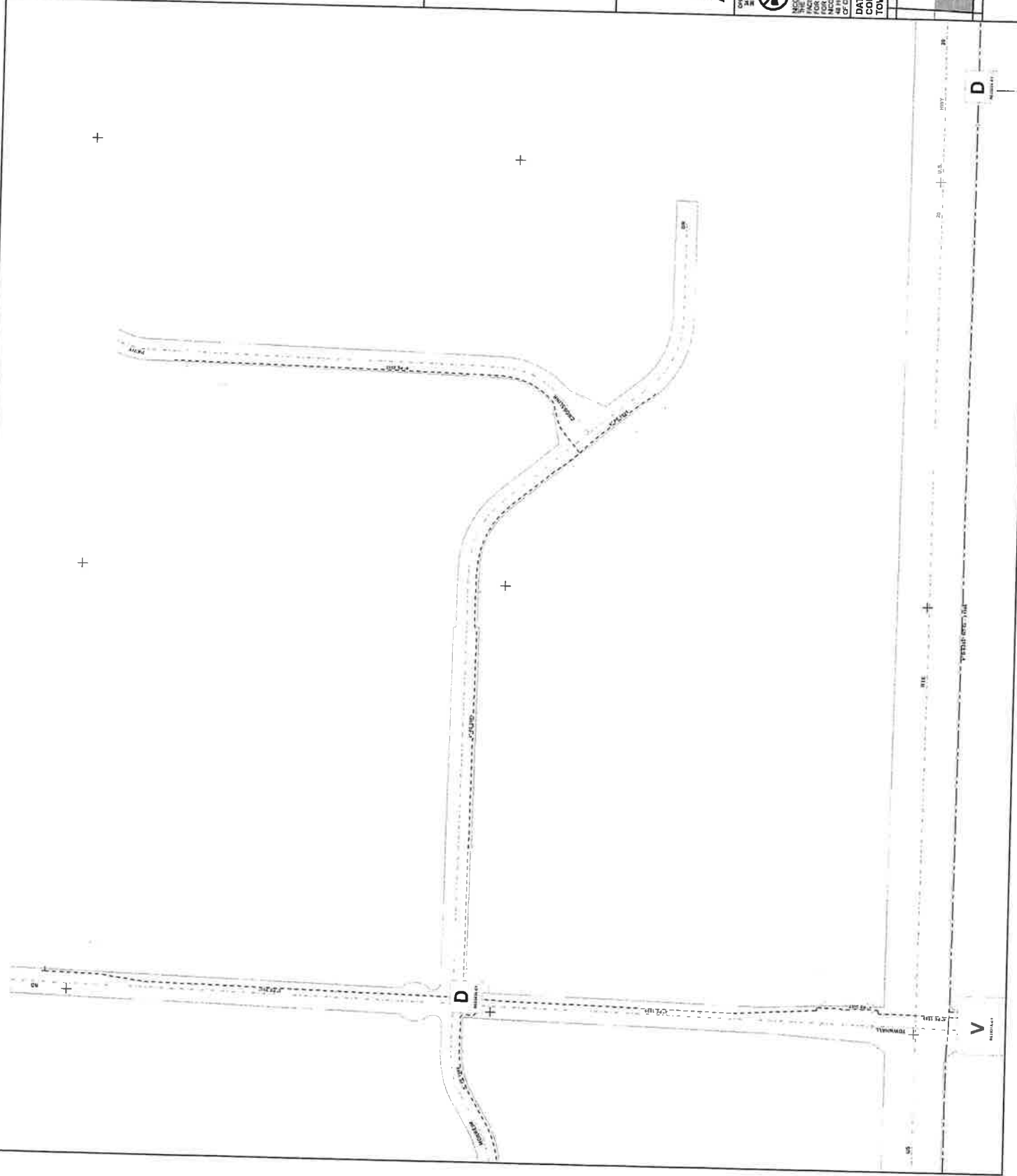
OPERATES WITH THE FOLLOWING:
 CITY OF BOONE
 CITY OF TOWNSHIP
 SEC. 4 IN SEC. 16
48 Hours Before You Dig
 CALL 811 OR 1-800-888-0122
NEED GAS FACILITIES LOCATION
 THE ADDRESS AND LOCATION OF NICOR GAS UTILITY FACILITIES ARE SHOWN ON THIS MAP. THESE FACILITIES ARE FOR DESIGN PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION. NICOR GAS DOES NOT FIELD LOCATIONS FOR CONSTRUCTION. ALL GAS LOCATIONS SHOWN ON THIS MAP ARE BASED ON CURRENT FACILITY LOCATIONS. 811 OR 1-800-888-0122.

DATE UPDATED: 08/22/2011
 COUNTY: BOONE
 TOWNSHIP: BELVIDERE

1	2	3	4
R6032	R6041	R6042	R6043
R6033	R6044	R6045	R6046
R6034	R6047	R6048	R6049
R6035	R6050	R6051	R6052

SECTION ADJACENT

T44N R03E 3PM
R60343





Hampton, Lenzini and Renwick, Inc.

Civil Engineers • Structural Engineers • Land Surveyors • Environmental Specialists
www.hlrengineering.com

May 1, 2023

Mr. Brent Anderson
Director of Public Works
City of Belvidere
401 Whitney Boulevard, Suite 200
Belvidere, Illinois 61008

Re: 2023-02; Crosslink Business Park 2 Subdivision
Proposed Cold Storage Facility
City of Belvidere
Plat of Subdivision and Engineering Plan Review #2

Dear Mr. Anderson:

We reviewed the following items for the referenced project:

- Engineering Plans for Proposed Cold Storage Facility prepared by Manhard Consulting, Ltd and dated March 31, 2023
- Final Stormwater Management Report for Proposed Cold Storage Facility prepared by Manhard Consulting, Ltd and dated March 31, 2023
- Final Plat of Crosslink Business Park No. 2 Subdivision prepared by Manhard Consulting, Ltd and dated March 31, 2023

The following comments are offered for your consideration:

GENERAL COMMENTS

1. Provide a landscape plan.

ENGINEERING PLANS

EXISTING CONDITIONS AND DEMOLITION PLANS

2. On Sheet 8, the existing water main is shown to be abandoned approximately 200 feet south of the point where the 10-inch fire protection line is proposed to connect (per Sheet 82). Please clarify the reasoning for leaving a 200-foot long stub.
3. On Sheet 8, the existing 30-inch end section north of Morreim Drive and west of the proposed Crosslink Parkway intersection is noted to be removed. On Sheet 82, it appears that this end section will remain. Please clarify.
4. On Sheets 8 and 11, there is approximately 900 feet of existing sanitary sewer along Morreim Drive east of the proposed Crosslink Parkway intersection which is not shown to be abandoned. Is there a future use proposed for this sewer? If not, it may be beneficial to plug it at the Crosslink intersection to avoid issues with infiltration.

380 Shepard Drive
1401 Timber Drive, Unit 1
Elgin, Illinois 60123-7010
Tel. 847.697.6700
Fax 847.697.6753

380 N. Terra Cotta Road
Unit G
Crystal Lake, Illinois 60014
Tel. 847.697.6700
Fax 847.697.6753

3085 Stevenson Drive
Suite 201
Springfield, Illinois 62703
Tel. 217.546.3400
Fax 217.546.8116

323 West 3rd Street
P.O. Box 160
Mt Carmel, Illinois 62863
Tel. 618.262.8651
Fax 618.263.3327

STORMWATER POLLUTION PREVENTION PLAN

5. On Sheet 14, add a note stating that the site's erosion and sediment control must be inspected by a qualified erosion control inspector at a minimum of once every seven calendar days and after storm events of 0.5 inches or equivalent snowfall. This note should also state that inspections may be reduced to one every month if construction is not active and the ground is frozen.
6. General Note C on Sheet 14 references the California EPA. Please clarify.
7. There are multiple references to the acronyms CEC, IES, and ECT throughout the SWPPP. Please provide the full name for each of these items the first time it is mentioned.
8. On Sheet 16, the Double Row Silt Fence note is obscured by the Drainage Area note. Revise as necessary.
9. On Sheet 17, Sheet 19, Sheet 20, Sheet 21, and Sheet 22, how will the proposed pipe and flared-end section installations be protected from sedimentation during their construction?
10. On Sheet 21, silt fence is shown crossing Tributary A. Silt fence is not recommended for areas with concentrated flow such as streams. Provide additional information to show how the in-stream work will be completed and protected from erosion.
11. On Sheets 23 and 24, add notes calling out the silt fence as it can be difficult to pick out based only on the line.

GRADING PLAN

12. In the Grading Plan Legend, the symbols for contours and spot grades overlap. Revise as necessary.
13. On Sheet 64, an overflow route arrow is shown from the parking lot going northwest to the detention basin. The proposed contours do not match this flow direction and would appear to flow southwest to the stream. This parking lot area should overflow to the detention basin. Revise as necessary.
14. On Sheet 68, the spot shot on the berm south of the emergency overflow should be increased from 775.4 to 775.5 to provide 1' of freeboard above the overflow elevation.
15. On Sheet 73, what appear to be bollards are shown on the north and south sides of the two pedestrian paths going through the island north of the handicapped parking spaces. A minimum of 4 feet of clearance is required for the width of a pedestrian path. It is unclear if the spacing between the bollards meets this requirement.

UTILITY PLAN

16. For all locations where existing or proposed utility pipes cross each other, provide top and bottom of pipe elevations and separation distance.
17. Provide structural designs for the proposed box culverts.
18. Utility Note 22 states that all water main and fittings shall be wrapped. Provide additional information and specification for the material used for wrapping.
19. Provide additional information to clarify water main valve and pipe sizes at all laterals. Currently, smaller-size laterals off of main have their size noted past the lateral valve in most cases. It is unclear if the water main size reduces at the tee or past the valve. Examples include Sheets 80/87 with the 6-inch to 3-inch water main and the 10-inch lead-ins from the 12-inch fire protection main.
20. On Sheet 82, provide additional information on how the existing storm structure within the proposed Crosslink Parkway pavement will be adjusted/reconstructed. It will require additional work beyond just adjusting a frame to grade as the existing structure is built into the curb.
21. On Sheet 84, provide the pipe material, size, and slope for the weight station sanitary sewer.
22. On Sheet 88, no information is provided for the sanitary manhole which appears to be SMH-T and for the pipe to the east of the manhole.

23. Utility plan sheets, there are constructability issues with the following manholes:
 - a. MH-8, MH-9, MH-29, MH-40B, MH-76, MH-78, MH-101, MH-112, MH-113, MH-114, and MH-115.
 - i. In general, constructability issues include insufficient separation between pipe openings and/or insufficient vertical height from the rim to inverts for the proposed pipes. Please review these locations, and the remainder of the system to ensure that the proposed manholes are constructable and have sufficient structural integrity.
24. Sheet 78, there are several existing callouts to structures (inverts 770.72, 770.90, and 770.93) that were labeled as TBR on the demolition plans. If the associated structures will be removed, please remove their labels from subsequent design sheets (typ).
25. Sheet 78, please indicate how the existing storm sewer will be connected (i.e. remain continuous) at the location where a storm manhole (noted above) is being removed.
26. Sheet 79, several pipes that connect to MH-29 appear to be missing callouts / pipe information. Similar comment for the pipe downstream of MH-33.
27. Sheet 80, the 12" pipe downstream of MH-5 / OCS-1 will not have sufficient capacity for the ~14 cfs from the outlet control structure.
28. Sheet 82; at the existing manhole downstream from MH-17; please remove the callout for the existing 36" CES at this location which is to be removed.
29. Sheet 84, please update the pipe information for the pipe downstream of INL-87A.
30. Sheet 86, the next manhole downstream from MH-103C is missing a callout.
31. Sheet 88, the pipes downstream of MHs -89A and -91B are missing pipe callout information. Similarly, the end section downstream from MH-89 is also missing a callout.

PLAN AND PROFILE – CROSSLINK PARKWAY

32. Provide grades for the proposed Crosslink Parkway centerline in the profile views. Some sections appear to be relatively flat.
33. On Sheet 90, there is a note to adjust an existing storm manhole rim to "XXX". Provide the correct proposed elevation.
34. The existing ground and proposed Crosslink Parkway centerline elevations are shown the same for all stations on Sheets 91 and 92. Revise as necessary.

STORMWATER MANAGEMENT REPORT

35. The report indicates that an IDNR-OWR permit is being pursued for work in the regulated channel through the project site. If possible, please include a copy of the approved permit within the final stormwater report, or provide a copy to the City, once approval is obtained.
36. Within the stormwater report, please include a copy of the subsurface drainage investigation exhibit and discuss in the narrative that no field tiles were found during the investigation.
37. It is understood that portions of the proposed development fall within the area of a previously approved stormwater management system. For the proposed areas that drain to existing detention basins, please provide documentation within this report to show that these proposed areas meet the assumed land use conditions of the original report.
38. Orifice & Weir Discharge Rate calculations; please ensure in the plans that the downstream storm sewer systems have sufficient capacity for the restricted flow from the basins.
39. Storm sewer calculations; evaluate locations where the flow velocities exceed 10 feet per second for alternatives with velocities less than 10 fps (i.e. reducing slopes or increasing pipe capacity).

40. Storm sewer calculations; please indicate the design storm for these calculations (i.e. 10-year storm event).
41. The stormwater report indicates that portions of the storm sewer system are designed for 100-year events. Within the report, please provide an exhibit that indicates the 100-year capacity storm sewers, and provide supporting calculations.
42. Inlet capacity verification calculations; MH-16 appears to not have sufficient capacity. There is a notation for "Special Inlet". It was unclear in the plans if this location is to have a different frame & grate or what the special inlet should be. Please clarify and provide a reference.

PLAT OF SUBDIVISION

43. Surveyors' certificate language does not match what is shown on city subdivision code.
44. Provide Plat of Vacation for Crosslink Parkway and Morren Drive for review.
45. If wetland delineated lines are a restrictive line, the lines need to be dimensioned so they can be plotted by others.
46. All proposed easements need to be dimensioned with bearings and distances so they can be plotted by others. Currently most easements shown on the plat could not be plotted by others.

Indicated items should be clarified or corrected and resubmitted with a comment response letter. Additional comments may be provided based on future revisions.

Yours truly,

HAMPTON, LENZINI AND RENWICK, INC.



Alex Riegler, PE

Memo

To: Gina DelRose, Associate Planner
From: Brent Anderson, Director of Public Works
Date: 5/4/2023
Re: Review of Final Plat #2 – Crosslink

Having reviewed the above Plat, I offer the following comments:

1. All public improvements shall be completed in accordance with approved construction plans for the development. An engineer's estimate of cost for the public improvements to be completed as a part of this project shall be submitted along with the construction plans for this plat.
2. A Performance Bond or Letter-of-Credit is required for all public improvements on forms provided by the City and must be submitted prior to recording of the Final Plat or approval and release of the construction plans for the development by the Director of Public Works.
3. A construction inspection fee in the amount of three percent of the approved engineer's estimate of cost for the public improvements must be paid to the City Clerk prior to approval and release of the construction plans for the development by the Director of Public Works.
4. A drainage overlay needs to be submitted along with this plat.
5. The existing 30' wide ingress/egress easement recorded as Document No 2011R07268 shall be vacated.
6. A portion of this property is covered by water recapture Ordinance #343G. The following recapture fee shall be paid prior to recording of the final plat:
$$124.04 \text{ Acres @ } \$2,230.00/\text{Acre} = \$276,609.20$$
7. All other provisions of the subdivision control ordinance will be required unless specifically waived by the City Council.



603 N. Appleton Rd. Belvidere, IL 61008
(815)547-7935 | office@bccdil.org

Date: April 24, 2023

Review Comments: Belvidere Case 2023-12 – Crosslink Business Park 2 Subdivision (Final Plat)



Figure 1. Multi-year capture zone depiction demonstrating groundwater recharge to a well.

The proposed final plat includes several issues of concern, but the primary concerns are focused on probable sources of pollution located hazardingly close to the City of Belvidere's municipal well number 8. This well is part of the city's water supply. The proposed plat and design of the development project show water runoff from parking areas and paved surfaces directed to flow toward well number 8 where stormwater detention basins are shown to be placed on the east and west sides of the well. Each of these detention basins are less than 100 feet from well number 8. Wells that supply drinking water are supposed to maintain wellhead protection zones to prevent contaminate from leaching into groundwater. The EPA requires a minimum 400-foot wellhead protection zone and suggests up to a 1000-foot protection zone be provided.

Runoff from paved surfaces like the areas shown in the final plat design often carries substances like oil, gas, antifreeze, road salt, and other potential contaminants. In addition, the land in this area is mapped by the Illinois State Geological Survey as being very permeable and this runoff could easily soak into the ground and be pulled into the well. Belvidere needs to protect its water supply from these kinds of pollution risks. Our water supply is critical to all users, including current and future economic development needs. Attracting and retaining new investments will be dependent on a safe, reliable, and affordable water supply. Everything needed to develop a sound water supply plan is available to decision makers.

Figure 1 shows the best method of planning to protect a well like this. The graphic shows how local rainfall enters the ground to become groundwater and how water then flows to the well over different time periods. This depiction shows what is called the "capture zone" of a well. Every well is different in that it is drilled into different geologic materials – some of which may be aquifers that water can be stored in and provide water to the well. This means every well needs to be assessed to determine its own capture zones for different lengths of time and how and where water from precipitation can

infiltrate and become part of the water supply. These are often shown as five, ten, fifteen-year times of travel and the graphic in Figure 1 gives you a picture version of this concept.

Protecting the water supply for the Belvidere community is an essential role of city government. The city can adapt "minimum" standards required by state and federal regulations, or it can be more thoughtful and develop a more thorough water protection plan to reduce the risk of impacting that water supply – both in terms of quantity and quality. The community has existing information that can help guide the development of that water supply plan – not just for well number 8, but for the entire water supply system. And, the state of Illinois, the University of Illinois Prairie Research Institute, the Boone County Conservation District, and others are currently working to create 3-dimensional geologic mapping and 3-dimensional groundwater modeling that will further aid the community in developing strategic community water supply planning and help ensure protection of this essential resource can be done. At a minimum the city needs to follow the State of Illinois Source Water Protection Plan requirements, and these indicate a minimum setback of 400 feet for this well. Here is the link to this information: <https://dataservices.epa.illinois.gov/swap/factsheet.aspx>

Below are more specific concerns and a list of references that can help the City protect its water supply:

1. Questions/concerns related to the City of Belvidere's municipal well number 8.
 - a. The stormwater management plan shows two stormwater detention basins (Basin A and Basin B) located within approximately 100 feet of the east and west sides of municipal well #8. State Law indicates that a minimum setback of 400 feet is required. However, given the local aquifer sensitivity to contaminants, consideration for a more thoughtful setback requirement is strongly encouraged.
 - b. These basins are shown to be excavated to a depth of approximately 8 feet below the current landscape position. Stormwater runoff from parking and pavement areas are routed directly to detention basins A & B.
 - c. Stormwater runoff from pavement and parking facilities is a very probable source of many contaminants such as chlorides (road salt or de-icing agents used to manage ice and snow); oil, gas, antifreeze and/or other products that leak off vehicles onto paved surfaces; and land management practices for areas where fertilizers and pesticides are used. Here is a recent resource describing these pollutants: <https://extension.psu.edu/what-are-stormwater-pollutants>.
 - d. The saturated hydraulic conductivity of this area is mapped as being between 5 – 10 centimeters per hour at this location. This represents how easy water infiltrates into the ground, becoming groundwater. (See *Boone County KSAT Ratings Map – attached*)
 - i. Ksat values in this range can/will facilitate significant infiltration of stormwater accumulating in detention basins A & B directly into the immediate capture zone (see figure 1 for a visual graphic of this concept) of municipal well #8. The delivery of stormwater appears to be routed from both the building structures and the parking facilities/pavement area to these detention basins.
 - ii. No best management practices (such as a non-permeable barrier to line the bottom and sideslopes of basins A & B) are included in the proposed stormwater management plan. Some method(s) designed to mitigate or reduce contamination risks from parking/pavement runoff from entering the aquifer supplying water to well #8 are needed.
2. The second series of questions/comments are related to the Stormwater Management Plan's water quality design elements.
 - a. This final plat's stormwater management plan does not incorporate best management practices (BMP's) designed to mitigate water quality issues commonly associated with stormwater runoff. There are numerous BMP elements or green infrastructure practices that could be used to address these issues. Unfortunately, the City of Belvidere's ordinances do not incorporate these modern techniques as part of its design criteria.
 - b. The Kishwaukee River is characterized as a "Unique Aquatic Resource, or Class A Stream." Only a handful of Illinois streams & rivers have this distinction. This river, located approximately 3,200 feet north of the drainage outlet from this site, is a local natural resource gem. The qualities that make this river a gem will degrade quickly if the City of Belvidere and Boone County approve new development projects that fail to consider their cumulative impact on this water resource. *Attached please find a*

copy of the 2021 Kishwaukee River Basin Survey that demonstrates the status of the Kishwaukee River and its tributaries.

- i. preserve, or enhance ecological functions and values of wetlands and their buffer areas, minimize flood potential. Effective consideration of these aspects can help maintain the high quality and character of the Kishwaukee River and the local headwater tributary that occurs at this site.
- c. The plat identifies a "drainage easement," and specifically identifies field verified wetlands on this site as mapped by Hey and Associates Inc.
 - i. Are there any measures planned to preserve and manage the wetlands other than no physical disturbance?
 - ii. Does the project's development plan include any active management of the wetlands – establish buffer areas, plantings of native vegetation, removal of invasive species, and/or other best management practices that would enhance the natural functions of these wetlands?
 - iii. How will these wetlands function with respect to being integrated into the stormwater management features?
 - iv. What is the hydrology dynamic of these wetlands – do these plant associations depend on groundwater? What/where is the source of that groundwater? Native plant communities develop under stable site conditions. This project could alter the current conditions by providing too much or too little water, as well as change the quality/character of that water and thereby inadvertently impact this ecological feature.
- d. The stormwater management plan does not describe any conservation design elements. The local code does not require the applicant to do so, but many of the concerns being detailed here could be pro-actively addressed if it did. How does the stormwater management plan address groundwater recharge/infiltration with respect to ensuring Belvidere municipal well #8 remains a viable source for the community's water supply?
 - i. Green infrastructure practices include features that could/would benefit the quality of surface water runoff, preserve, or improve groundwater water quality and groundwater recharge that is likely contributing to well #8 and the community's water supply.

Note: Please consider the additional information attached with these comments. This information provides context to these comments and suggestions.

- Attached is a graphic depicting well head protection areas (WHPA) shown as figure 1.
- Boone County KSAT Ratings Map
- A well head protection area fact sheet.
- 2021 Kishwaukee River Basin Survey
- Link to Regional Greenways Plan – Recommend Review of Green Infrastructure Information.
<https://drive.google.com/file/d/1U-eT1RqGWa9yjN-jw0Ydgoi165qa1j3V/view>
- <https://www.usgs.gov/publications/green-infrastructure-great-lakes-assessment-performance-barriers-and-unintended>. Green Infrastructure in the Great Lakes – Assessment of Performance, Barriers, and Unintended Consequences. U.S. Geological Survey Circular 1496. (Unintended Consequences – starting on page 52).
- <https://dataservices.epa.illinois.gov/swap/factsheet.aspx> – see the information below.

Importance Of Source Water:

The City of Belvidere (Facility Number 0070050) obtains its water from eight active community water supply wells. Wells #3, #4,

#5, #6, #7, #8, and #9 (Illinois EPA #11301, 11302, 11303, 11304, 11305, 11306, and 11307, respectively) supply an average of 3,660,000 gallons per day (gpd) to 6,615 direct services and 3 satellite services or a population of 23,500. In addition, Belvidere provides source water to Four Seasons 2000 Addition.

Well Data For This Facility:

Well ID	Well Description	Status	Depth	Minimum Setback	Pumpage	Aquifer Code	Aquifer Description
WL02010	WELL 10 (02010)	A	1522.00	400			
WL02211	WELL 11 (02211) PROPOSED	P	1500.00				
WL11300	WELL 2 (11300) ABANDONED	I	1861.00	400			
WL11301	WELL 3 (11301)	A	1800.00	400	27674000	6080	Deep Bedrock
WL11302	WELL 4 (11302)	A	1777.00	400	6039000	6397	Deep Bedrock
WL11303	WELL 5 (11303)	A	604.00	400	133979000	6397	Deep Bedrock
WL11304	WELL 6 (11304) ABANDONED/SEALED	I	852.00	0	133095000	6393	Deep Bedrock
WL11305	WELL 7 (11305)	A	961.00	400	155247000	6393	Deep Bedrock
WL11306	WELL 8 (11306)	A	1376.00	400	203689000	6080	Deep Bedrock
WL11307	WELL 9 (11307)	A	120.00	400	293383000	6080	Deep Bedrock
					224670000	0101	Sand & Gravel

Susceptibility To Contamination:

To determine Belvidere's susceptibility to groundwater contamination, the following document was reviewed: a Well Site Survey, published in 1989 by the Illinois EPA. Based on the information obtained in this document, there are 77 potential sources of groundwater contamination that could pose a hazard to groundwater utilized by Belvidere's community water supply. These include multiple vehicle and engine repair and sales facilities, dry cleaners and hazardous waste storage facilities, electrical and municipal buildings, salvage/construction and demolition company's, above and below ground fuel storage tanks, along with other various potential sources of contamination. In addition, information provided by the Leaking Underground Storage Tank and Remedial Project Management Sections of the Illinois EPA indicated sites with on-going remediation that might be of concern. Based upon this information, the Illinois EPA has determined that the Belvidere Community Water Supply's source water is susceptible to contamination. This determination was based on a number of criteria including: monitoring conducted at the wells; monitoring conducted at the entry point to the distribution system; and the available hydrogeologic data on the wells. As such, the United States Geological Survey (USGS), Illinois District, in co-operation with the Illinois EPA has provided 5-year recharge area delineations for wells #2, #3, #4, #5, #6, #7, and #9. Due to lack of sufficient data, the recharge area for well #8 has not been calculated at this time. The land use within the recharge areas of the wells was analyzed as part of this susceptibility determination. This land use includes residential, commercial and agricultural properties. In 2011, the City of Belvidere received a Non-Compliance Advisory (NCA) for bacteriological detections in well #6. The facility conducted an investigation on well #6, based on the findings, the well was shock chlorinated. At this time, the NCA for well #6 has now been resolved, it should be noted however, monitoring data is continually being tracked in regards to all active potable wells in the City of Belvidere. Further detailed information regarding the susceptibility of Belvidere wells to contamination may be obtained from the following sources: Mills P.C., Halford K.J., and Cobb R.P. (2002). Delineation of the Troy Bedrock Valley and Particle- Tracking Analysis of Ground-Water Flow Underlying Belvidere, Illinois. Water-Resources Investigations Report 02-4062. Denver, CO: U.S. Geological Survey. Mills P.C., Nazimek J.E., Halford K.J., and Yeskis D.J. (2002). Hydrogeology and Simulation of Ground-Water Flow in the Aquifers Underlying Belvidere, Illinois. Water-Resources Investigations Report 01-4100. Denver, Co: U.S. Geological Survey. Mills P.C., Yeskis D.J., and Straub T.D. (1998). Geologic, Hydrologic, and Water-Quality Data from Selected Boreholes and Wells In and Near Belvidere, Illinois, 1989-96. Open-File Report 97-242. Denver, CO: U.S. Geological Survey. Brown T.A., and Mills P.C. (1995). Well-Construction, Hydrogeologic, and Ground-Water-Quality Data in the Vicinity of Belvidere, Boone County, Illinois. Open-File report 94-515. Denver, CO: U.S. Geological Survey.

Source Water Protection Efforts:

The Illinois Environmental Protection Act provides minimum protection zones of 400 feet for Belvidere's

wells. These minimum protection zones are regulated by the Illinois EPA. To further reduce the risk to the source water, a "maximum setback zone ordinance" may be established, which is authorized by the Illinois Environmental Protection Act and allows county and municipal officials the opportunity to provide additional potential source prohibitions up to 1,000 feet from their wells. To further minimize the risk to the city's groundwater supply, the Illinois EPA recommends the following additional activities be considered. First, the water supply staff may wish to revisit their contingency planning. Contingency planning documents are a primary means to ensure that, through emergency preparedness, a community will minimize their risk of being without safe or adequate water. Second, the water supply staff is encouraged to review their cross connection control ordinance to ensure that it remains current and viable. The city's requirement for the use of backflow preventors on new construction and use of reduced pressure zone protection at the city's bulk loading station are good examples of protecting the distribution system from cross connections. Third, raw water samples from well #6 have tested positive for total coliform bacteria in the past. Continued diligence in well maintenance, sampling procedure, and maintaining a clean sampling environment will aid in eliminating future coliform detects. Finally, the Illinois EPA recommends that the city investigate additional source water protection management options to address the land use activities within the wells' recharge area. Specifically, these management options should address potential impacts from potential point sources and non-point sources related to agricultural land uses. In addition, Belvidere may wish to implement a wellhead protection program, which includes the proper abandonment of potential routes of groundwater contamination within the recharge areas, of the community's wells. Development of appropriate management programs for identified potential sources of contamination and correction of any sanitary defects that might be present at the water treatment facility. This effort may result in the community water supply receiving a special exception permit from the Illinois EPA, which allows a reduction in monitoring and laboratory analysis costs.



Conservation
ONTARIO
Natural Champions

WELLHEAD PROTECTION AREAS

What is a Wellhead Protection Area?

Many municipalities rely on wells to supply drinking water to its residents. Wells of all types, municipal and private, urban and rural, pump water from under the ground. This *groundwater* comes from rain or snow that seeps below ground and pools in cracks or spaces in the soil, sand and rock. These underground sources of water are sometimes known as aquifers. The level of *groundwater*, or the water table, rises and falls depending on the season, temperature, amount of rain or snow and the amount of water withdrawn from the aquifer.

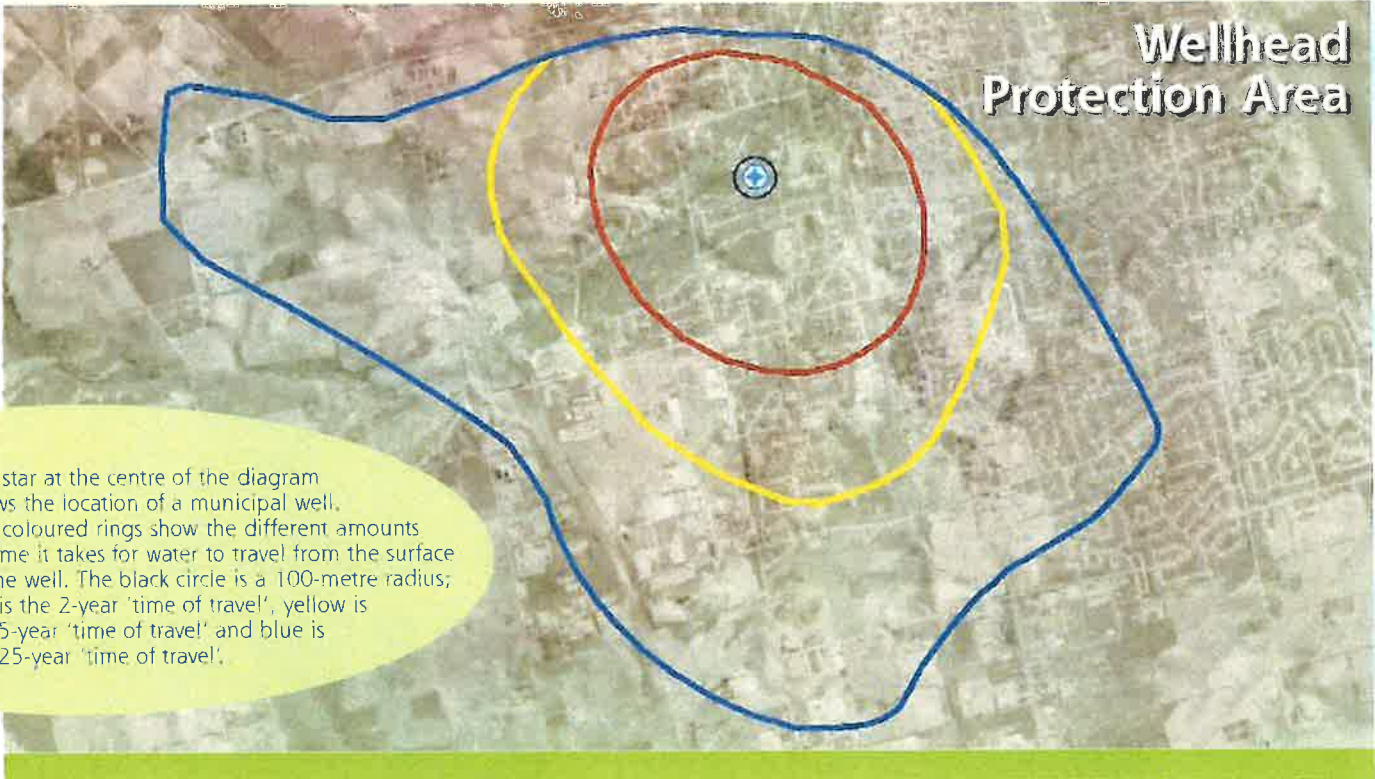


More than 20% of Ontarians use groundwater to meet their daily water needs.

A *wellhead* is simply the physical structure of the well above ground. A *wellhead protection area* is the area around the wellhead where land use activities have the potential to affect the quality of water that flows into the well.

The amount of land involved in a *wellhead protection area* is determined by a variety of factors such as the way the land rises or falls, the amount of water being pumped, the type of aquifer, the type of soil surrounding the well, and the direction and speed that groundwater travels. All of these factors help to determine how long it takes water to move underground to the well itself and how much land around the wellhead should be protected.

Wellhead Protection Area



The star at the centre of the diagram shows the location of a municipal well. The coloured rings show the different amounts of time it takes for water to travel from the surface to the well. The black circle is a 100-metre radius; red is the 2-year 'time of travel', yellow is the 5-year 'time of travel' and blue is the 25-year 'time of travel'.

WELLHEAD PROTECTION AREAS

What can

You do to Protect Local Wellhead Areas ?

To find out if you live near a *wellhead protection area*, contact your local conservation authority. You can find out which conservation authority you live in at www.conservationontario.ca

Even if you don't live in or near a *wellhead protection area* it is important to take steps to protect groundwater. Everything is connected through the water cycle and it is important to remember everyone lives downstream. What you do today can affect local water quality. These are some of the things you can do to protect your groundwater from contamination:

1

Conserve water. Not only is conserving water helpful to maintaining a constant supply of drinking water, too little water in a source can mean contaminants are more concentrated and, therefore, may be above acceptable levels.

2

Be an avid recycler. Recycling paper products, glass, metals and plastics cuts down on pollution and also reduces the amount of water we use. Manufacturing recycled paper uses 58% less water than making paper from virgin wood pulp. Making glass from recycled materials cuts related air pollution 20% and water pollution 50%.

3

Dispose of hazardous waste properly. Take unused paints, cleaners, pesticides, and medical prescriptions to your local hazardous waste facility. Take used engine oil to recycling facilities. Use drop cloths or tarps when working with hazardous materials such as paints, driveway sealers or wood stain to prevent spills from leaking into the ground. If a spill occurs, clean it up with an absorbent material such as kitty litter or sawdust and scoop the contaminant into a container.

4

Use non-toxic products for cleaning and environmentally-friendly soaps, shampoos and personal care products. Remember that what you use in your house goes back down your drain.

5

Clean up pet waste which contains nutrients and pathogens that can run into storm sewers during a rain storm.

6

Prevent pollutants from entering into runoff by reducing or eliminating the use of pesticides, fertilizers, sidewalk salts and by not over-watering your lawn. If you run an agricultural operation and haven't already, consider developing and implementing a Nutrient Management Plan.

7

Take care when refueling gas tanks for cars, lawn mowers, chainsaws, weed trimmers, tractors or other machinery to avoid spilling fuel on the ground. Also take care when changing engine oil. One litre of gas or oil can contaminate a million litres of groundwater.

8

Take your car to commercial car washes designed to prevent pollutant runoff from entering storm sewers. Use commercial car washes that use water efficient sprays, reducing their water consumption.

9

Stay informed and get involved in your local source protection process. To find a Drinking Water Source Protection Planning Region or Area near you go to www.conservationontario.ca



WELLHEAD PROTECTION AREAS

Why do Wellheads Need Protection ?

Pollutants can sometimes seep into the ground and contaminate the water in a well. *Wellhead protection* is a good way to prevent municipal drinking water from becoming polluted because it requires landowners to manage activities that could become potential sources of contamination in the area supplying water to a public well.

Much can be done to prevent groundwater contamination. Under the Clean Water Act, 2006, local Source Protection Committees

will develop plans for protecting municipal well water. They will look at potential sources of *groundwater* contamination in their area, rank them based on their potential to contaminate groundwater, and then determine the best method of managing existing and future land and water uses that pose a significant risk to drinking water. Protecting the area around a well, helps protect a healthy supply of water now and in the future.



What are Potential Sources of Contamination in Wellhead Protection Areas ?

Pollutants from a variety of activities on the land can seep into the ground and move toward a well. Examples of activities that could negatively affect groundwater if not managed properly include:

- Chemical storage
- Spreading of sewage treatment sludge
- Storage and spreading of road salt
- Animal feedlots
- Use and spilling of fertilizers and pesticides
- Accidental spills of hazardous materials
- Septic systems
- Underground storage tanks
- Underground pipelines or sewers
- Landfills
- Private and abandoned wells

What are the Benefits of Protecting Wellhead Areas ?

A very clear benefit of drinking water source protection in *wellhead protection areas* is protecting public health. In addition, preventing drinking water contamination in the first place costs a lot less than cleaning it up after it has been contaminated. There are a number of ways *wellhead protection* impacts our day-to-day lives and reduces the costs to maintain good water supplies:

- Not having to drill new wells when old ones become contaminated
- Avoiding the need to clean up contaminated groundwater
- Reducing the cost of water treatment
- Ensuring a long-term supply of clean water
- Ensuring a positive climate for economic growth



WELLHEAD PROTECTION AREAS

Some additional ways to protect water for those who live on rural properties include:

- 1 Keep your septic system in proper working order** and empty the tank regularly.
- 2 Protect and maintain your private well.** Wells provide pathways for contaminants to enter the groundwater. If you have a well, be sure it is sealed properly and if you own a well you no longer use, have it properly decommissioned by a licensed well technician. Test your well water regularly to ensure the water is safe to drink.
- 3 Manage animal waste on farms to prevent water contamination.** If you operate a farm, contact your local Ontario Soil and Crop Improvement Association (OSCIA) at www.ontariosoilcrop.org or your local conservation authority at www.conservationontario.ca for information about workshops you can take to assist you in developing an Environmental Farm Plan (EFP) for your farm business.
- 4 Manage livestock grazing.** Overgrazing exposes soil and increases erosion.
- 5 Protect the vegetation along the banks of ponds, streams and lakes** to help control erosion, provide food for aquatic life, and maintain cooler water temperatures necessary for some species of fish.

For More Information on Wellhead Protection Areas
Please contact your local Source Protection Region or Area:



120 Bayview Parkway, Box 11,
Newmarket, ON L3Y 4W3
Tel.: 905.895.0716
Fax: 905.895.0751
info@conservationontario.ca



www.conservationontario.ca

For more information on the Source Protection Program, please visit the Ministry of the Environment's website:

www.ontario.ca/cleanwater

This project has received funding support from the Ontario Ministry of the Environment. Such support does not indicate endorsement by the Ministry of the contents of the material.

Gina Delrose

From: Dan Kane <dkane@bccdil.org>
Sent: Thursday, April 27, 2023 9:10 AM
To: Gina Delrose; Brent Anderson
Cc: Duffy, Teagan - FPAC-NRCS, Belvidere, IL
Subject: Belvidere Case 2023-12; Crosslink Business Park 2 Subdivision (Final Plat)
Attachments: Belvidere Case 2023-12 Final Plat1.pdf; Belvidere Well No. 8.pdf; COFactSheet-WhatisaWHPA.pdf; Ksat Rating Boone County.pdf

This message originated from an **External Source**. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Gina and Brent,

Attached are my comments and supporting documents. Some of the supporting information is accessible via the included links.

Please let me know if you have any questions.

Thank you,

Dan

Daniel J. Kane, PG
Executive Director
Boone County Conservation District
603 North Appleton Road
Belvidere, Illinois 61008

(815) 547-7935 work phone
dkane@bccdil.org

EAST SIDE
DETENTION B

PROPOSED TRIB TO EXISTING

DETENTION B

A=28.93 AC.

CN=88

TC=15 MIN

PROPOSED PDC
±1243,014 S.F.

FF=783.00

PROPOSED SOUTH COMBINED
DETENTION BASINS A AND B TRIB
A=60.04 AC.

CN=83

TC=15 MIN

Q_{2A} = 2.73 CFS

Q_{100A} = 10.42 CFS

VOL. REQ. = 25.18 AC-FT

VOL. PROVIDED = 28.82 AC-FT

PROPOSED SOUTH DETENTION BASIN A

HWL=774.50
BOTTOM=769.50
STORAGE=770.50

PROPOSED SOUTH DETENTION BASIN B

HWL=774.50
BOTTOM=770.50
STORAGE=770.50

Belvidere Municipal Well # B

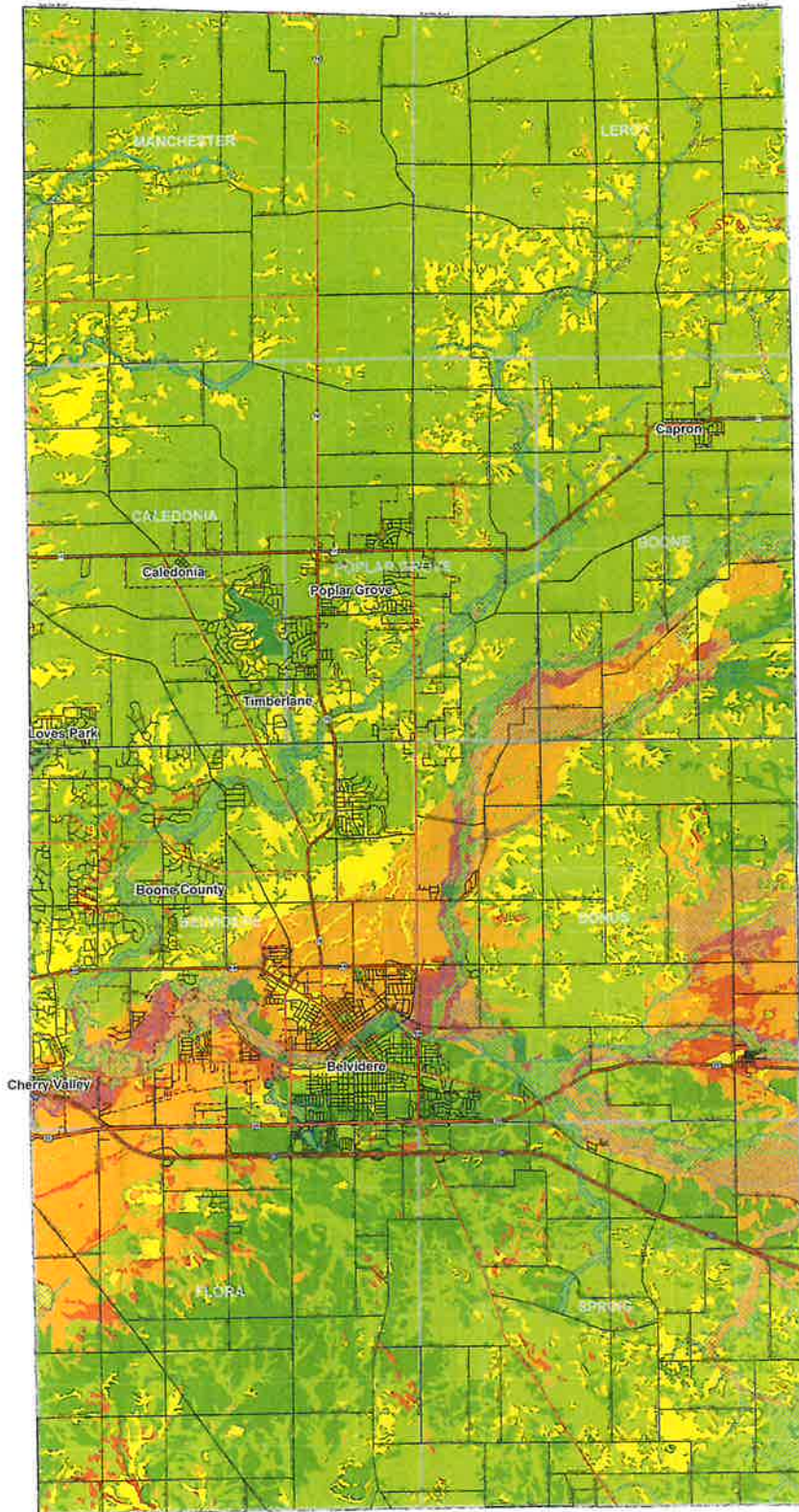
OFFSITE RUN-ON FROM
EXISTING 60" CULVERT
- BYPASS THROUGH
PERIMETER SWALE

OFFSITE RUN-ON - BYPASS THROUGH PERIMETER
SWALE







A=52.4

CN=72

TC=36.48



Legend

-  Floodplain
- KSAT - CM Per Hour**
-  0.0 - 2.5
-  2.5 - 5.0
-  5.0 - 10.0
-  10.0 - 50.0
-  50.0 - 152

Boone County KSAT Ratings

Data Sources
Web Soil Survey - Ksat

Saturated hydraulic conductivity (Ksat) refers to the ease with which pores in a saturated soil transmit water. The estimates are expressed in terms of micrometers per second. They are based on soil characteristics observed in the field, particularly structure, porosity, and texture. Saturated hydraulic conductivity is considered in the design of soil drainage systems and septic tank absorption fields. For this map the Ksat is converted from micrometers per second to centimeters per hour for simplification. All "High Recharge Areas" in the map represent a soil with a Ksat rating 5 centimeters per hour or higher.

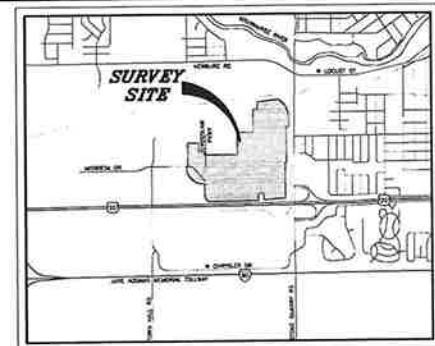
DRAFT 1

Created by the Boone County GIS Department June, 2018



FINAL PLAT OF CROSSLINK BUSINESS PARK NO. 2 SUBDIVISION

BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER, SOUTHEAST QUARTER AND SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 3, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN BOONE COUNTY, ILLINOIS.



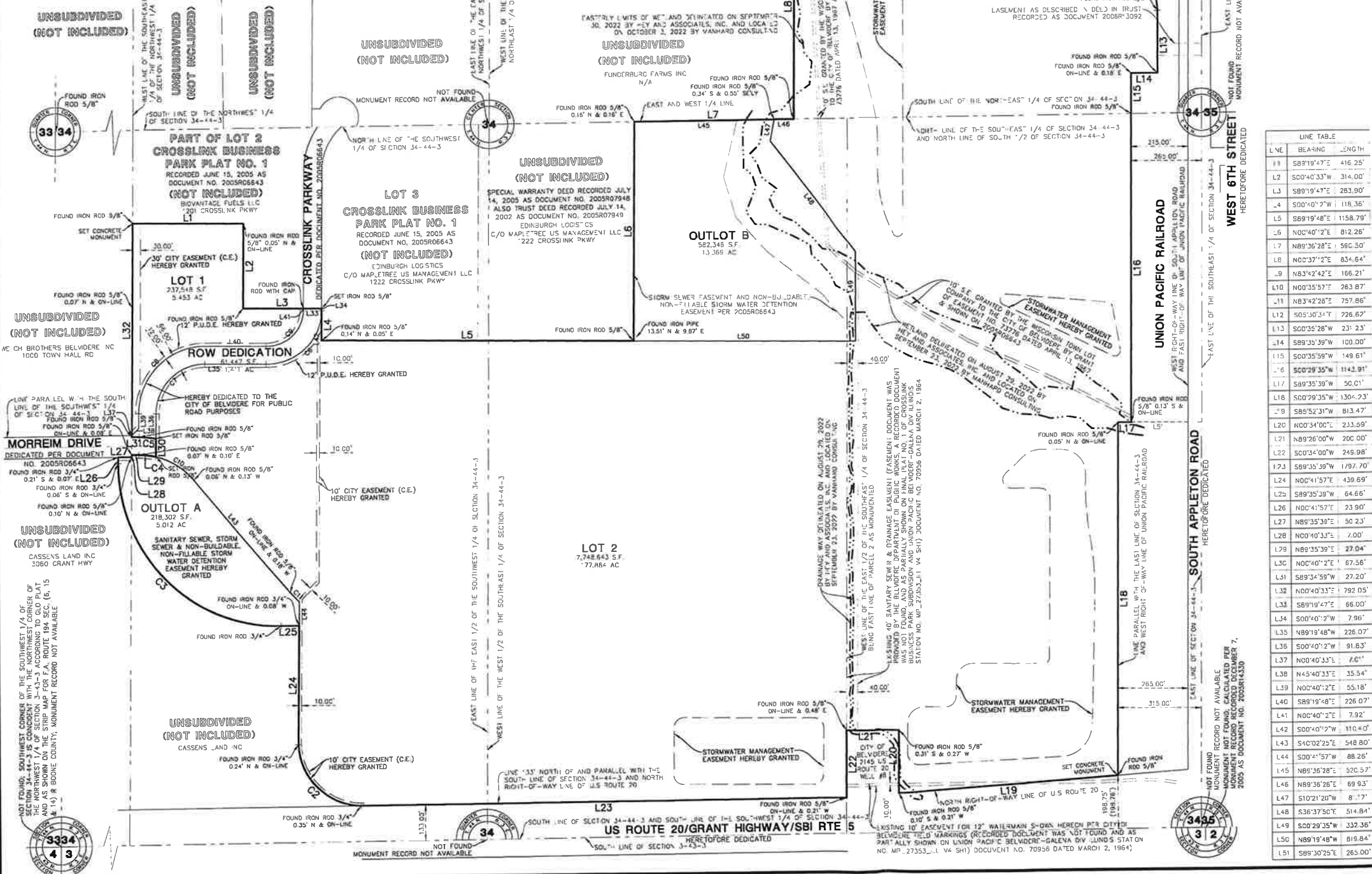
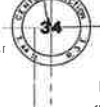
LOCATION MAP

NOT TO SCALE

OWNER & APPLICANT

SJOSTROM & SONS, INC.
1129 HARRISON AVENUE
ROCKFORD, IL 61104
DIETER W. KEMPF - KARL KEMPF TRUST 052206
8520 N. SPRINGFIELD
SKOKIE, IL 60076

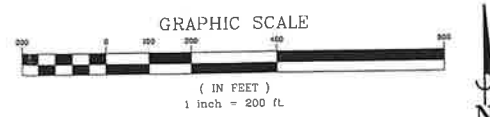
FOUND P.N.K. NAIL MONUMENT RECORD RECORDED DECEMBER 30, 2003 AS DOCUMENT NO. 2003R21010



- PIN'S**
- 05-34-326-004 (PART OF LOT 2 CROSSLINK BUSINESS PARK PLAT NO. 1 & PARCEL 4)
 - 05-34-326-002 (LOT 1 CROSSLINK BUSINESS PARK PLAT NO. 1 & PART OF PARCEL 3)
 - 05-34-376-001 (OUTLOT 'A' CROSSLINK BUSINESS PARK PLAT NO. 1)
 - 05-34-327-003 (LOT 4 CROSSLINK BUSINESS PARK PLAT NO. 1 & PART OF PARCEL 3)
 - 05-34-376-002 (LOT 5 CROSSLINK BUSINESS PARK PLAT NO. 1 & PART OF PARCEL 3)
 - 05-34-400-008 (OUTLOT 'B' CROSSLINK BUSINESS PARK PLAT NO. 1)
 - 05-34-376-003 (PARCEL 6)
 - 05-34-400-009 (PART OF PARCEL 2)
 - 05-34-400-010 (PART OF PARCEL 2)
 - 05-34-200-027 (PARCEL 1)

SHEET INDEX

SHEET 1 OF 3	PROPOSED LOT GEOMETRY, EASEMENTS, SETBACKS, SURVEYOR'S NOTES
SHEET 2 OF 3	EXISTING LOTS & PARCELS GEOMETRY, EASEMENTS AND SETBACKS
SHEET 3 OF 3	CERTIFICATES, LEGAL DESCRIPTION, ACCESS NOTES & EASEMENT PROVISIONS



BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

PROPERTY AREA TABLE

Parcel Name	Square Feet	Acres
LOT 1	237,548	5.453
LOT 2	7,748,643	177.884
OUTLOT 'A'	218,302	5.012
OUTLOT 'B'	582,346	13.369
RIGHT-OF-WAY DEDICATION	61,447	1.411
TOTAL SUBDIVISION AREA	8,848,285	203.129
RIGHT-OF-WAY VACATION	156,465	3.592
TOTAL PRE-SUBDIVISION AREA	8,991,820	199.537

SURVEYOR'S NOTES

- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESES (456.67) ARE SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.
- MINIMUM LOT SIZE IS 40,000 SQUARE FEET AND THE AVERAGE LOT SIZE IS 3,993,338 SQUARE FEET.
- LEGAL DESCRIPTION SHOWN HEREON IS BASED ON STEWART TITLE QUANTARY COMPANY COMMITMENT NUMBER: 2200031735 (REV. 1) AND OTHER LANDS, CONTAINING OUTLOTS 'A' AND 'B' IN FINAL PLAT NO. 1 OF CROSSLINK BUSINESS PARK AND PARCEL OF LAND DESCRIBED AS PIN 05-34-376-003 (PARCEL 6).
- EXISTING ZONING DESIGNATION: ZONING CODE 'M' - HEAVY INDUSTRIAL DISTRICT AND ZONING CODE 'G' - GENERAL INDUSTRIAL DISTRICT. PROPOSED ZONING DESIGNATION: ZONING CODE 'M' - HEAVY INDUSTRIAL DISTRICT.
- THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2025.

SUBMITTED BY/RETURN TO:

CITY OF BELVIDERE
BELVIDERE CITY HALL
401 WHITNEY BLVD BELVIDERE, ILLINOIS 61008

ABBREVIATIONS

- P.U.D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
- P.U.E. = PUBLIC UTILITY EASEMENT
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- B.S.L. = BUILDING SETBACK LINE
- L.B.E. = LANDSCAPE BUFFER EASEMENT
- S.T.E. = STORM EASEMENT
- I.E.E. = INGRESS & EGRESS EASEMENT
- S.E. = SANITARY EASEMENT
- S.W.M.E. = STORM WATER MANAGEMENT EASEMENT
- S.&D.E. = SANITARY & DRAINAGE EASEMENT

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	725.30'	744.44'	S34°54'48"E	712.19'
C2	235.00'	355.90'	N44°51'34"W	322.85'
C3	596.60'	951.97'	N44°51'12"W	854.80'
C4	267.00'	64.60'	S83°28'29"C	64.44'
C6	199.00'	312.36'	S45°42'10"W	281.27'
C7	84.00'	289.03'	S45°40'12"W	260.22'
C8	250.00'	392.70'	N45°40'17"E	353.53'
C9	133.00'	208.73'	N45°42'36"E	187.96'
C10	267.00'	170.11'	S58°17'31"E	167.24'
C11	383.00'	45.97'	S43°28'45"E	45.93'

LINE TABLE

LINE	BEARING	LENGTH
L1	S89°19'47"E	416.25'
L2	S00°40'33"W	314.00'
L3	S89°19'47"E	283.90'
L4	S00°40'27"W	118.36'
L5	S89°19'48"E	1158.79'
L6	N00°40'12"E	812.26'
L7	N89°36'28"E	580.50'
L8	N00°37'22"E	834.64'
L9	N83°42'42"E	166.21'
L10	N00°35'57"E	263.87'
L11	N83°42'28"E	757.96'
L12	S05°30'34"E	726.62'
L13	S00°35'28"W	231.23'
L14	S89°35'39"W	100.00'
L15	S00°35'59"W	149.61'
L16	S00°28'35"W	1143.91'
L17	S89°35'39"W	50.01'
L18	S00°35'35"W	1304.23'
L19	S85°52'31"W	813.47'
L20	N00°34'00"E	213.59'
L21	N89°26'00"W	200.00'
L22	S00°34'00"W	249.98'
L23	S89°35'39"W	1197.70'
L24	N00°41'57"E	439.69'
L25	S89°35'39"W	64.66'
L26	N00°41'57"E	23.90'
L27	N89°35'39"E	50.23'
L28	N00°40'33"E	7.00'
L29	N89°35'39"E	27.04'
L30	N00°40'22"E	67.56'
L40	S89°34'59"W	27.20'
L32	N00°40'33"E	792.05'
L33	S89°19'47"E	66.00'
L34	S00°40'12"W	7.96'
L35	N89°19'48"W	226.07'
L36	S00°40'12"W	81.83'
L37	N00°40'33"E	6.01'
L38	N45°40'33"E	35.54'
L39	N00°40'12"E	55.18'
L40	S89°19'48"E	226.07'
L41	N00°40'22"E	7.92'
L42	S00°40'12"W	1104.07'
L43	S40°02'25"E	548.80'
L44	S00°41'57"W	88.26'
L45	N89°36'28"E	520.57'
L46	N89°36'28"E	69.93'
L47	S10°21'20"W	8.77'
L48	S36°37'50"E	514.84'
L49	S00°29'35"W	332.36'
L50	N89°19'48"W	819.84'
L51	S89°30'25"E	265.00'

Manhard CONSULTING LTD.
 2000 N. State St., Suite 200, Lincolnwood, IL 60468
 Tel: 847.634.6550 Fax: 847.634.6550
 www.manhard.com
 Civil Engineers • Surveyors • Water Resource Engineers • Water/Wastewater Engineers
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

CROSSLINK BUSINESS PARK NO. 2 SUBDIVISION
 CITY OF BELVIDERE, ILLINOIS
 FINAL PLAT OF SUBDIVISION

PROJ. NO.: 2023-008
 PROJ. ASSOC.: LSM
 DRAWN BY: LSM
 DATE: 03/31/23
 SCALE: 1"=200'

SHEET 1 OF 3
 BEL01

PIN'S

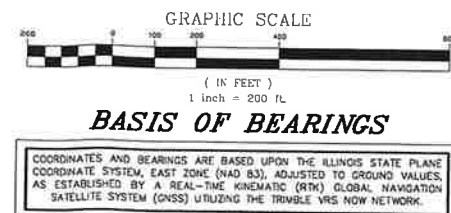
- 05-34-326-004 (PART OF LOT 2 CROSSLINK BUSINESS PARK PLAT NO. 1 & PARCEL 4)
05-34-326-002 (LOT 1 CROSSLINK BUSINESS PARK PLAT NO. 1 & PART OF PARCEL 3)
05-34-376-001 (OUTLOT 'A' CROSSLINK BUSINESS PARK PLAT NO. 1)
05-34-327-003 (LOT 4 CROSSLINK BUSINESS PARK PLAT NO. 1 & PART OF PARCEL 3)
05-34-376-002 (LOT 5 CROSSLINK BUSINESS PARK PLAT NO. 1 & PART OF PARCEL 3)
05-34-400-008 (OUTLOT 'B' CROSSLINK BUSINESS PARK PLAT NO. 1)
05-34-376-003 (PARCEL 6)
05-34-400-009 (PART OF PARCEL 2)
05-34-400-010 (PART OF PARCEL 2)
05-34-200-027 (PARCEL 1)

ABBREVIATIONS

- P.U.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
B.S.L. = BUILDING SETBACK LINE
L.B.E. = LANDSCAPE BUFFER EASEMENT
S.T.E. = STORM EASEMENT
I.E.E. = INGRESS & EGRESS EASEMENT
S.E. = SANITARY EASEMENT
S.W.M.E. = STORM WATER MANAGEMENT EASEMENT
S.A.E. = SANITARY & DRAINAGE EASEMENT

FINAL PLAT OF CROSSLINK BUSINESS PARK NO. 2 SUBDIVISION

BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER, SOUTHEAST QUARTER AND SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 3, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN BOONE COUNTY, ILLINOIS.

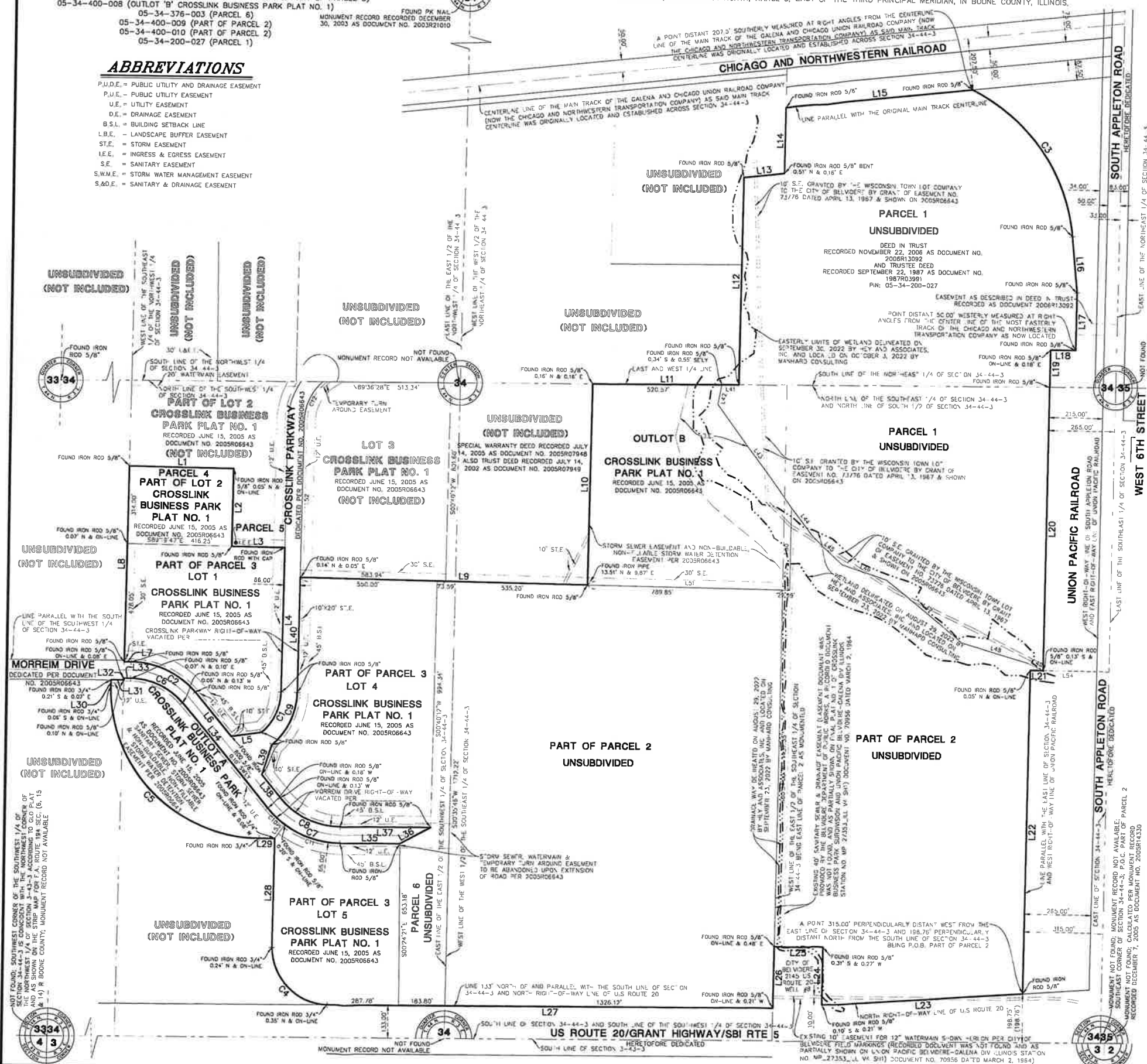


LINE AND CURVE TABLE

Table with columns: LINE TABLE (LINE, BEARING, LENGTH, BEARING (REC), L/C (REC)) and CURVE TABLE (CURVE, DELTA, RADIUS, LENGTH, CHORD BEARING, CHORD LENGTH, CHORD BEARING (RECORD), CHORD (RECORD)).

PROPERTY AREA TABLE

Table with columns: Parcel Name, Square Feet, Acres. Includes rows for Parcel 1, Parcel 2, Part of Parcel 3 (Lots 1-5), Outlot A, and Outlot B.



Manhard CONSULTING logo and contact information: 1000 N. Wacker Drive, Suite 1000, Chicago, IL 60606. Phone: 312.467.1000. Website: www.manhardconsulting.com.

CROSSLINK BUSINESS PARK NO. 2 SUBDIVISION
CITY OF BELVIDERE, ILLINOIS
FINAL PLAT OF SUBDIVISION

CITY OF BELVIDERE
Community Development



BUILDING DEPARTMENT

PLANNING DEPARTMENT

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

May 2, 2023

ADVISORY REPORT

CASE NO: 2023-13

APPLICANT: May's Belvidere, LLC, 1868 Crystal Parkway

REQUEST AND LOCATION:

The applicant, May's Belvidere LLC, 100 W. Higgins Road #H71, South Barrington, IL 60010 on behalf of the property, Belvidere Retail, LLC, 5277 Trillium Boulevard, Hoffman Estates, IL 60192 is requesting a special use to permit indoor commercial entertainment which includes a bar and video gaming at 1868 Crystal Parkway, Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.105(C)(4)(B)(2) Indoor Commercial Entertainment and 150.904 Special Use Review and Approval Procedures) in the PB, Planned Business District on approximately 1.5 acres. PIN: 08-06-152-004. The property is being developed with a 6,000 square-foot multi-tenant building and parking area.

EXISTING LAND USE ON SUBJECT PROPERTY AND ADJACENT PROPERTY:

Subject property: Vacant

Adjacent property:

North, South, West: Vacant

East: Stormwater Detention Outlot

CURRENT ZONING ON SUBJECT PROPERTY AND ADJACENT PROPERTY:

Subject property: PB, Planned Business District

All Adjacent property: PB, Planned Business District

COMPREHENSIVE PLAN ON SUBJECT PROPERTY AND ADJACENT PROPERTY:

Subject property: PB, Planned Business

All Adjacent property: PB, Planned Business

BACKGROUND:

The property owner petitioned for annexation into the City of Belvidere in addition to two map amendments, a special use for a planned development on Lot 2 and the preliminary and final plats for the 7 lot, approximately 43-acre Belvidere Retail Subdivision. All seven requests were approved by the Belvidere City Council in September of 2022.

In February of 2023, the property owner was granted a special use for a planned development and a subdivision replat on the subject property. The planned development was to allow for a dispensary that is currently under construction.

2023-13; May's Belvidere LLC, 1868 Crystal Parkway

The applicant is requesting a special use to operate an approximately 1,500 square-foot bar with video gaming in the tenant space north of the dispensary. The dispensary and bar will remain inaccessible to each other.

The annexation agreement for the development allows for the bar with video gaming.

TREND OF DEVELOPMENT:

The property is located at the southern edge of the City, between Sager Corporate Park and Gateway Center Subdivision in the newly platted Belvidere Retail Subdivision. There is a large passenger vehicle and semi-truck fueling station being constructed to the south, a dispensary on the subject property and several developments have recently broken ground within the Gateway Center Subdivision.

COMPREHENSIVE PLAN:

The subject property is designated as "Planned Business" by the City of Belvidere Comprehensive Plan, adopted July 15, 1999. The Planned Business map category encourages high quality indoor commercial, office and institutional land uses, with generous landscaping and limited signage.

FINDINGS OF FACT:

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

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

The requested special use is for indoor commercial entertainment which includes a variety of land uses such as alcohol consumption and video gaming. This is the second gaming operation requested within the Belvidere Retail Subdivision. The property is located in the Planned Business District where businesses that serve alcohol and have video gaming machines have developed. The location is within a multi-tenant commercial building that has a parking lot large enough to accommodate a variety of land uses.

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

The Comprehensive Plan shows the property and all adjacent properties as planned business. Food establishments, bars/taverns and arcades are considered appropriate uses in the planned business category. The planned business district encourages high quality indoor commercial, office and institutional land uses, with generous landscaping and limited signage.

- 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 planning staff is not aware of any negative issues that similar developments have caused to surrounding properties. The special use will be in compliance with the Comprehensive Plan; the site will be required to be in conformance with the requirements of the City of Belvidere's Zoning Ordinance.

Access to the property is from Genoa Road and Crystal Parkway. The cross-access easements were reviewed as part of the planned development special use. The subdivision is isolated for the time being, limiting the impact businesses can have on each other.

- 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 establishment will add to the businesses that travelers along I-90 can patronize. There is adequate parking and vehicle access to the property. The planning staff does not anticipate that this special use will deter development when similar businesses have not previously affected the subdivisions they are located in.

- 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 being developed with a multi-tenant building and is served with municipal utilities.

- F. **Findings: The potential public benefit 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 by the Applicant to ameliorate such impacts.**

The nearest non-residential land uses are at a distance that provides an adequate buffer to a business that has later hours and entertainment factors. Although indoor commercial entertainment was a classification created by the adoption of the City's 2006 Zoning Ordinance, in 2013 the City ruled that the video gaming machines could also locate within the Planned Business District with a special use.

SUMMARY OF FINDINGS:

The requested special use is for indoor commercial entertainment which includes a variety of land uses such as alcohol consumption and video gaming. This is the second gaming operation requested within the Belvidere Retail Subdivision. The property is located in the Planned Business District where businesses that serve alcohol and have video gaming machines have

2023-13; May's Belvidere LLC, 1868 Crystal Parkway

developed. The location is within a multi-tenant commercial building that has a parking lot large enough to accommodate a variety of land uses.

The planning staff is not aware of any negative issues that similar developments have caused to surrounding properties. The special use will be in compliance with the Comprehensive Plan; the site will be required to be in conformance with the requirements of the City of Belvidere's Zoning Ordinance.

Access to the property is from Genoa Road and Crystal Parkway. The cross-access easements were reviewed as part of the planned development special use. The subdivision is isolated for the time being, limiting the impact businesses can have on each other. The establishment will add to the businesses that travelers along I-90 can patronize.

The nearest non-residential land uses are at a distance that provides an adequate buffer to a business that has later hours and entertainment factors. Although indoor commercial entertainment was a classification created by the adoption of the City's 2006 Zoning Ordinance, in 2013 the City ruled that the video gaming machines could also locate within the Planned Business District with a special use.

RECOMMENDATION:

The planning staff recommends the **approval** of case number **2023-13** for a special use at 1868 Crystal Parkway subject to the following conditions:

1. The special use is only for the tenant space commonly known as 1868 Crystal Parkway.
2. Open alcohol is prohibited outside the premises unless otherwise permitted.

Submitted by:



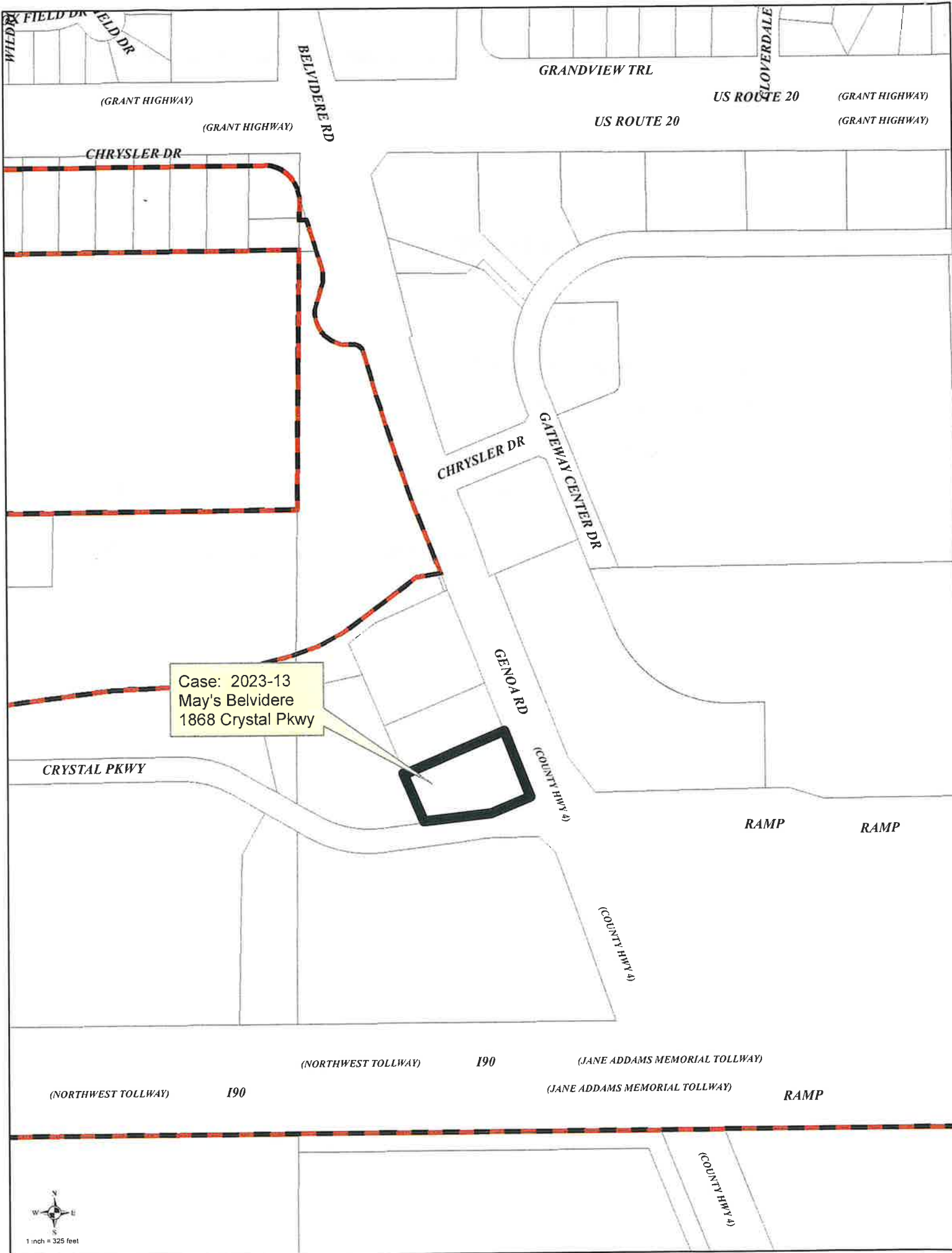
Gina DelRose
Community Development Planner

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.

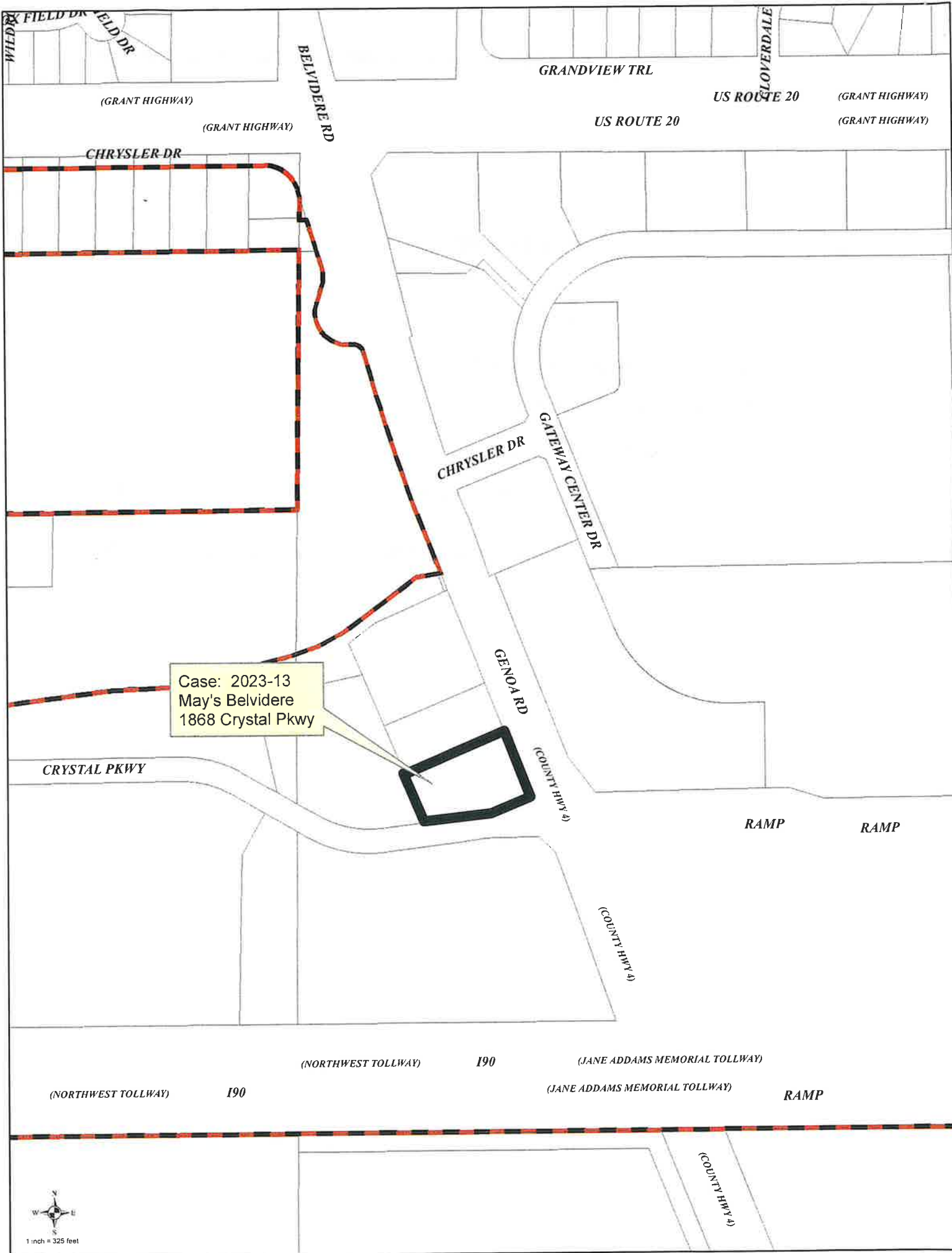
Review and Action by the City Council. The City Council shall consider the Planning and Zoning Commission's recommendation regarding the proposed special use. The City Council may approve or deny the special use as originally proposed, may approve the proposed special use with modifications or may remand the matter back to the Planning and Zoning Commission 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 Health Department, Amanda Mehl, April 18, 2023.
6. E-mail submitted by the Boone County Fire Department, Mark Beck, April 18, 2023.



Case: 2023-13
May's Belvidere
1868 Crystal Pkwy



1 inch = 325 feet

Case: 2023-13
May's Belvidere
1868 Crystal Pkwy



CRYSTAL PKWY

GENOARD

WAY CENTER DR

(COUNTY HWY 4)

RAMP RAMP

(COUNTY HWY 4)

I90

(NORTHWEST TOLLWAY)

I90

RAMP

Mays lounge offers top-of-the-line slot machines, a range of beer and wine options, and complimentary soft drinks and packaged food in a high end lounge setting to provide an elevated gaming experience. With a focus on exceptional customer service and personalized experiences, we do not have any affiliation with the marijuana dispensary next door, and we do not allow on-site consumption of marijuana. We aim to provide a unique and upscale environment that caters to a diverse range of customers. Mays lounge has 18 locations operating with over 120 employees.



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 equitable wellness & protecting the public's health.

April 18, 2023

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

Email: gdelrose@ci.belvidere.il.us

Re: Case: 2023-13; May's Belvidere, LLC, 1868 Crystal Parkway

Dear City of Belvidere,

We are in receipt of a copy of a special use to permit indoor commercial entertainment which includes a bar and video gaming at 1868 Crystal Parkway, Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.105(C)(4)(B)(2) Indoor Commercial Entertainment and 150.904 Special Use Review and Approval Procedures) in the PB, Planned Business District on approximately 1.5 acres. PIN: 08-06-152-004.

If prepared or temperature controlled foods are served, prior to operation of the establishment a to-scale plan and a food application must be submitted to the Boone County Health Department for review. The plan review fee would be determined when menu information is submitted. Below is the county code explaining this further.

Sec. 30-35. Submission and review of plans; permits.

- (a) *Generally*, whenever a food service establishment or retail food store is constructed or extensively remodeled and whenever an existing structure is converted to use as a food service establishment, properly prepared plans and specifications for such construction, remodeling, or conversion shall be submitted to the regulatory authority for review and approval before construction, remodeling, or conversion is begun. The plans and specifications shall indicate the proposed layout, arrangement, mechanical plans, construction materials of work areas, and the type and model of proposed fixed equipment and facilities.
- (b) *Permit required*. Any business or organization desiring to operate as a food service establishment or retail food establishment must have a current food service permit.
- (c) *Plans, inspection and approval*. Before issuing a food service permit to a new establishment, plans must be submitted to and approved by the health authority. Plans submitted for review must be accompanied by the appropriate plan review fee as listed in section 38-31.

RE: Case: 2023-13; May's Belvidere, LLC, 1868 Crystal Parkway

Date: April 18, 2023

Page: 2 of 3

Food establishment classifications. All food service establishments or retail food establishments shall be categorized according to their type of operation, size of operation, and risk category of the food prepared and/or served and shall obtain a permit for the class of operation as hereinafter defined. The listing of various types of operation is not intended to be all inclusive, but typical and not limited to those mentioned. If a food establishment is not specifically listed, it shall be classified according to the class to which it most closely resembles.

- (1) *Category I High Risk Facility:* is a food establishment that presents a high relative risk of causing foodborne illness based on the large number of food handling operations typically implicated in foodborne outbreaks and/or type of population served by the facility. The following criteria shall be used to classify facilities as Category I High Risk facilities:
 - a. whenever cooling of potentially hazardous foods occurs as part of the food handling operations at the facility;
 - b. when potentially hazardous foods are prepared hot or cold and held hot or cold for more than 12 hours before serving;
 - c. if potentially hazardous foods which have been previously cooked and cooled must be reheated;
 - d. when potentially hazardous foods are prepared for off-premises service for which time-temperature requirements during transportation, holding and service are relevant;
 - e. whenever complex preparation of foods, or extensive handling of raw ingredients with hand contact for ready to eat foods, occurs as a part of the food handling operations at the facility;
 - f. if vacuum packaging and/or other forms of reduced oxygen packaging are performed at the retail level; or
 - g. whenever serving immunocompromised individuals, where these individuals compromise the majority of the consuming population.
- (2) *Category I High Risk Multi-Department Facility:* is a food establishment that presents a high relative risk of causing foodborne illness based on the large number of food handling operations typically implicated in foodborne outbreaks. These facilities have the same criteria as Category I High Risk facilities, and have 3 or more departments within their facilities which need inspection including but not limited to main grocery, bakery, deli, meat and seafood departments.
- (3) *Category II Medium Risk Facility:* is a food establishment that presents a medium risk of causing foodborne illness based upon a few food handling operations typically implicated in foodborne illness outbreaks. The following criteria shall be used to classify facilities as Category II Medium Risk facilities:

RE: Case: 2023-13; May's Belvidere, LLC, 1868 Crystal Parkway

Date: April 18, 2023

Page: 3 of 3

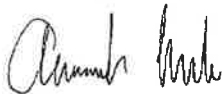
- a. if hot or cold foods are not maintained at that temperature for more than 12 hours and are restricted to same day service;
- b. if preparing foods for service from raw ingredients uses only minimal assembly; and
- c. foods served at an establishment that require complex preparation (whether canned, frozen, or fresh prepared) are obtained from an approved food processing plants, (high risk) food service establishments or retail food stores.

(4) *Category III Low Risk Facility*: is a food establishment that presents a low relative risk of causing foodborne illness based on few or no food handling operations typically implicated in foodborne illness outbreaks. The following criteria shall be used to classify facilities as Category III Low Risk facilities:

- a. only prepackaged foods are available or served in the facility, and any potentially hazardous foods available are commercially pre-packaged in an approved food processing plant;
- b. only limited preparation of non-potentially hazardous foods and beverages, such as snack foods and carbonated beverages occurs at the facility; or
- c. only beverages (alcoholic and non-alcoholic) are served at the facility.

If you have any questions or concerns, please contact us at (815) 544-2951 ext. 2 or at info@boonehealth.org.

Sincerely,



Amanda Mehl
Public Health Administrator
Boone County Health Department

AT

Gina Delrose

From: Mark Beck <mbeck@belviderefire.com>
Sent: Tuesday, April 18, 2023 7:54 AM
To: Gina Delrose
Subject: Re: request for comments 2023-13

This message originated from an **External Source**. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Gina,

Concerns we had is to have a lock box dedicated to the tenant space, proper addressing of the property. The fire alarm and sprinkler system I believe is being covered by the other tenant.

thanks

Mark

On Mon, Apr 17, 2023 at 4:47 PM Gina Delrose <gdelrose@ci.belvidere.il.us> wrote:

Please see attached

Gina DelRose

Community Development Planner

City of Belvidere

401 Whitney Boulevard, 61008

(o) 815-547-7177

(f) 815-547-0789

--
Mark Beck
Belvidere Fire Department
Fire Station 1: (815) 544-2735

BELVIDERE

Community Development Department Planning Department

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

April 2023 Monthly Report

Number	Project	Description	Processed
Belvidere Projects			
0	Cases: April	None	
2	Cases: May	Crosslink Business Park No 2. FP 1868 Crystal Parkway, SU	4/1/2023 4/14/2023
0	Annexation	None	
1	Temporary Uses	Welcome to Spring Festival 23, 400 w. Chrysler Dr	3/14/2023
2	Site Plans (New/Revised)	1615 N. State Street, Kune's Project Yukon	4/14/2023 4/20/2023
0	Final Inspection	None	
1	Downtown Overlay Review	225 N. State Street, wall sign	4/4/2023
0	Prepared Zoning Verification Letters	None	
0	Issued Address Letters	None	
	Belvidere Historic Preservation Commission	The Commission discussed future fundraisers, award acknowledgements and reviewed Chapter 4 of the 10 Year Plan. Staff met with the founder of the Historic US Route 20 Association to discuss marketing.	
	Heritage Days	Staff continues to confirm activities, sponsorships and marketing.	
	Hometown Christmas	None	
Scanned Plats: E-mail, Print and/or Burn			
0	Recorder's Office		
0	Other Department		
0	General Public		

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

Planning Monthly Report Cont.

*Met with the County Planner

*Staff reviewed and commented on R1PC's Freight Study