

**CITY OF BELVIDERE
PLANNING AND ZONING COMMISSION AGENDA
Tuesday, June 13, 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 May 9, 2023 meeting.

PUBLIC COMMENT:

UNFINISHED BUSINESS: None.

NEW BUSINESS:

2023-14: Club Car Wash (SU): Application of Michael Leidig, 1250 Centennial Centre Boulevard, Hobart, WI, 54155 on behalf of the property owner, DMD Investments, Inc. 923 Logan Avenue, Belvidere, IL 61008 for a special use to permit in-vehicle sales or service. Specifically, a car wash at 2002 Gateway Center Drive, Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.105(C)(4)(B)(2) In-vehicle sales or service and 150.904 Special use Review and Approval Procedures) in the PB, Planned Business District on approximately 1.5 acres. PIN: 08-06-101-004.

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

OTHER BUSINESS:

Elections

DISCUSSION:

Staff report

ADJOURNMENT

**CITY OF BELVIDERE
PLANNING AND ZONING COMMISSION**

Minutes

**Tuesday, May 9, 2023
City Council Chambers
401 Whitney Boulevard
6:00 pm**

ROLL CALL

Members Present:

Paul Engelman, Chair
Alissa Maher
Bob Cantrell
Dan Druckrey Vice-Chair
Art Hyland

Staff Present:

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

Members Absent:

Carl Gnewuch
Brad Anderson

The meeting was called to order at 6:02 p.m.

MINUTES: It was moved and seconded (Hyland/Cantrell) to approve the minutes of the March 14, 2023 meeting. The motion carried with a 5-0 roll call vote.

PUBLIC COMMENT: None

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.

Gina DelRose summarized the staff report dated May 4, 2023 and stated staff recommends approves for case 2023-12 subject to 17 conditions.

Question was presented to Gina DelRose regarding Boone County Conservation District protection zone for Well #8. Ms. DelRose explained that the EPA limits development within 400 ft of the well. Buildings, outdoor storage, etc. is permitted because of increased risk of groundwater contamination but detention ponds are acceptable within the 400 ft buffer zone.

The applicant was present and also explained that the EPA has very specific codes. Manhard believes that they not only meet these requirements but are exceeding them.

It was moved and seconded (Hyland/Cantrell) to recommend approval of Case 2023-12 subject to conditions as presented by staff. The motion carried with a 5-0 roll call vote.

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

PUBLIC HEARING FOR CASE 2023-13 OPENED : 6:18 PM

Ms. Gina DelRose was sworn in. Ms. DelRose stated the case was published in the Boone County Journal on April 20, 2023 and notifications were sent by certified mail to property owners within 250 feet of the subject property on April 18, 2023. Ms. DelRose summarized the staff report dated May 2, 2023 and stated the recommendation is for approval of case #2023-13 for a special use to permit indoor commercial entertainment which included video gaming at 1868 Crystal Parkway, Belvidere, IL 61008. PIN: 08-06-152-004.

Gina DelRose stated that even though the 40 licenses for gaming in Boone County have been filled, Belvidere Retail was approved for 4 gaming licenses in their annexation agreement. May's will be in the same strip mall as the dispensary.

Applicant was present.

Zach Heidner was sworn in at 6:28 pm. Mr. Heidner explained they currently have 19 locations. They strive to be above compliance. Mr Heidner also explained the process after City Council approval will take 3 to 6 months. First they will apply/receive the local liquor license, then they apply/receive the State of Illinois liquor license. After being approved for both local and state licenses, then they apply/receive the Illinois Gaming Board license.

No questions or testimony from the audience for Case #2023-13.

PUBLIC HEARING FOR CASE 2023-13 CLOSED: 6:32 PM

It was moved and seconded (Maher/Cantrell) to approve the findings of fact as presented by staff. The motion carried with a 5-0 roll call vote.

It was moved and seconded (Maher/Druckrey) to recommend approval of Case 2023-13 subject to conditions as presented by staff. The motion carried with a 5-0 roll call vote.

Gina DelRose stated the case would go to City Council on May 15, 2023 and on June 5, 2023 for a second reading and final vote.

Staff Report: Gina DelRose informed the commission there is currently one case for the June 13, 2023 meeting. Ms. DelRose also stated that a contract has been signed with a consultant to start The Comprehensive Plan update.

ADJOURNMENT:

Motion to adjourn meeting was moved and seconded (Hyland/Cantrell). The motion carried with a voice vote.

The meeting adjourned at 6:39 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 3, 2022

ADVISORY REPORT

CASE NO: 2023-14

APPLICANT: Club Car Wash, 2002 Gateway Center Drive

REQUEST AND LOCATION:

The applicant, Michael Leidig, 1250 Centennial Centre Boulevard, Hobart, WI, 54155 on behalf of the property owner, DMD Investments, Inc. 923 Logan Avenue, Belvidere, IL 61008 is requesting a special use to permit in-vehicle sales or service. Specifically, a car wash at 2002 Gateway Center Drive, Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.105(C)(4)(B)(2) In-vehicle sales or service and 150.904 Special use Review and Approval Procedures) in the PB, Planned Business District on approximately 1.5 acres of vacant land. PIN: 08-06-101-004.

EXISTING LAND USE:

Subject property: Vacant

North: Grant Highway and Farmington Fields residential subdivision

South: Walmart

East: Taco Bell (under construction)

West: Midland States Bank

CURRENT ZONING:

Subject property: PB, Planned Business District

North: SR-4, Single Family Residential-4 District

South, West and East: PB, Planned Business District

COMPREHENSIVE PLAN:

Subject property: Planned Business

North: Single Family Residential

South, West and East: Planned Business

BACKGROUND:

The property is part of the Gateway Center development which was annexed into the City of Belvidere in 2003 and subdivided shortly thereafter. It is one of the three smaller outlots that has yet to be developed.

In the past decade, several of the older, smaller car washes in Belvidere have closed (the one in front of Pacemaker, the Family Car Wash and the Shell gas station's car wash). While the Personal Pride Car Wash added an extra bay and the Hood to Tail car wash recently opened. A car wash was also approved on the corner of Fairgrounds Road and North State Street but it has yet to start the permitting process. As society becomes more automotive dependent, the need for automobile related businesses will increase. Car washes are an in-demand service in the Midwest due to weather, trees, rural roads, salted roads in the winter, etc.

The car wash will be situated so that vehicles enter and exit off of Gateway Center Drive and parking stalls are parallel to Grant Highway. Potential negative impacts that residences (located 300 feet to the north) may have from vehicle headlights will be mitigated due to the layout of the development and landscaping along Grant Highway. Pitched roofs and similar facades will face both Grant Highway and Gateway Center Drive, meeting the façade requirements of the Gateway Center annexation agreement. Office space will be located within the building.

TREND OF DEVELOPMENT:

The subject property is located north of Walmart's parking lot within the Gateway Center commercial subdivision. Murphy USA is currently redeveloping and expanding their gas station, Taco Bell is under construction, Walmart has plans for a small expansion and several nearby tenant spaces have either been remodeled or new businesses have located into them.

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 property is located in a commercial subdivision and is separated from the nearest residence by Grant Highway. The vehicle circulation pattern is designed to prevent traffic from backing up onto Gateway Center Drive. Outlots of larger developments, like this one, are oftentimes developed with uses that customers will frequent before or after their shopping trips. The planning staff does not foresee any negative impacts.

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

The Comprehensive Plan shows the property as planned business. Food establishments, drive-through lanes and other quick service orientated businesses are considered appropriate uses in the planned business category. The planned business district

encourages more high-end development with a stronger emphasis on aesthetics and landscaping. These factors are also mirrored in the subdivision's annexation agreement.

- 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 subject property is located within the Gateway Center commercial subdivision and is accessed by the interior road, not Grant Highway. The special use for in-vehicle sales and service will not lessen the property's level of 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.

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

The commercial subdivision has multiple food related businesses, in-vehicle sales or service-based businesses and a Walmart Super Center. Due to the proximity of the Genoa Road interchange, automobile related businesses are desirable. The planning staff is not aware of any negative impacts a properly laid out car wash has created and does not anticipate the proposed development being any different.

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

The subject property is served with proper utilities.

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

The planning staff does not anticipate any potential adverse impacts of the car wash. The parking area and drive aisle (and headlights) will be screened from the properties to the north and has adequate access from Gateway Center Drive.

SUMMARY OF FINDINGS:

The property is located in a commercial subdivision and is separated from the nearest residence by Grant Highway. The vehicle circulation pattern is designed to prevent traffic from backing up onto Gateway Center Drive and reduce the potential negative impacts of headlights to the residences to the north. Outlots of larger developments, like this one, are oftentimes developed

with uses that customers will frequent before or after their shopping trips. The planning staff does not foresee any negative impacts.

The Comprehensive Plan shows the property as planned business. Food establishments, drive-through lanes and other quick service orientated businesses are considered appropriate uses in the planned business category. The planned business district encourages more high-end development with a stronger emphasis on aesthetics and landscaping. These factors are also mirrored in the subdivision's annexation agreement.

The commercial subdivision has multiple food related businesses, in-vehicle sales or service-based businesses and a Walmart Super Center. Due to the proximity of the Genoa Road interchange, automobile related businesses are desirable. The planning staff is not aware of any negative impacts a properly laid out car wash has created and does not anticipate the proposed development being any different.

RECOMMENDATION:

The planning staff recommends the **approval** of case number **2023-14** for a special use for in-vehicle sales and service at 2002 Gateway Center Drive subject to the following conditions:

1. Substantial compliance with the submitted site plan.
2. A stamped site plan shall be submitted for review by the appropriate staff before building permits may be issued. This includes lot layout, landscaping and a photometrics plan.
3. Compliance with all applicable codes and ordinances.

Submitted by:

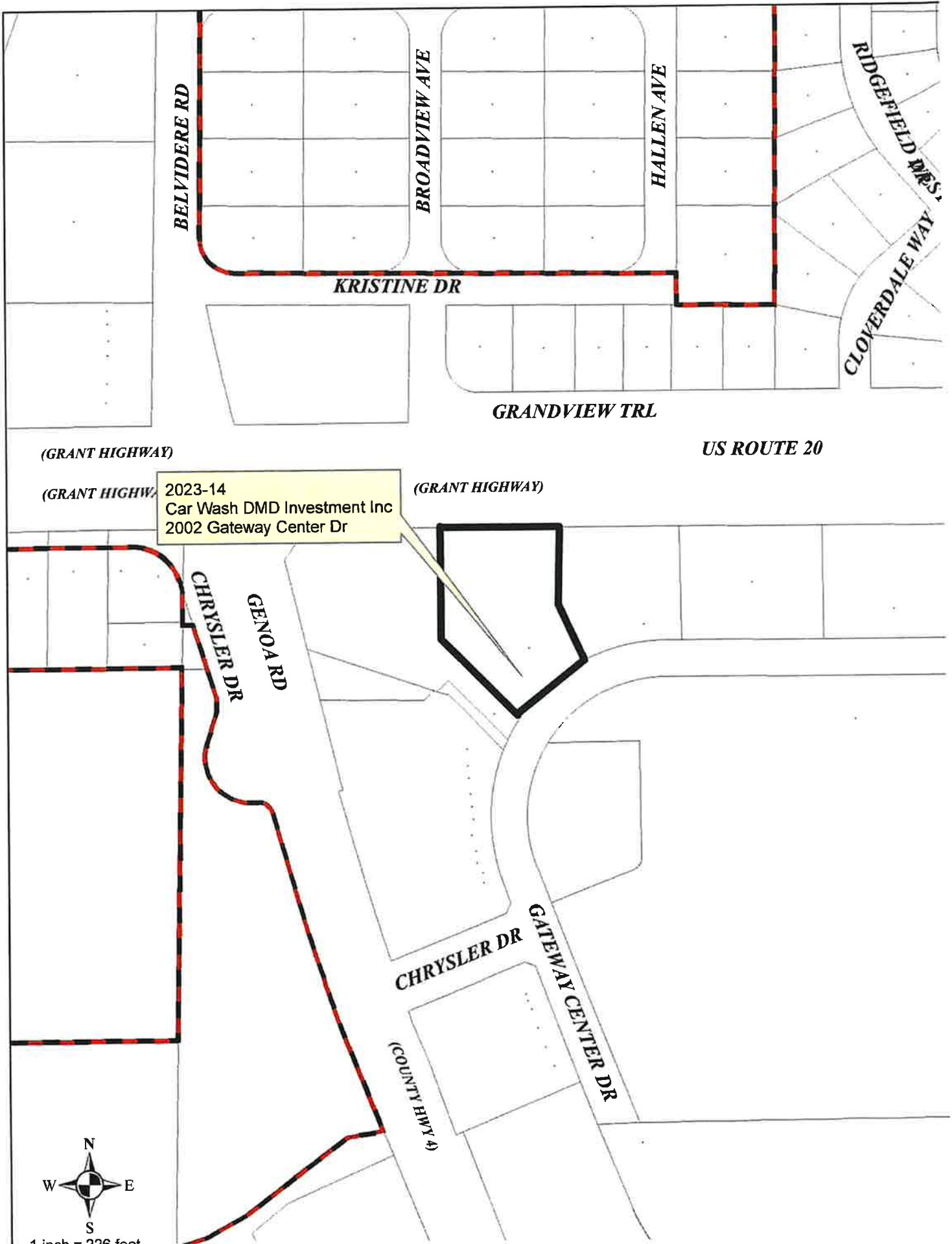

Gina DelRose, Community Development Planner

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 by Planning Staff.
3. Narrative submitted by Applicant.
4. Site plan submitted by Applicant.
5. Elevations submitted by Applicant
6. Letter submitted by Teagan Duffy, Boone County Soil and Water District dated May 3, 2023.
7. Letter submitted by Amanda Mehl, Boone County Health Department dated May 17, 2023.
8. E-mail submitted by Mark Beck, Belvidere Fire Department dated May 23, 2023.



2023-14
Car Wash DMD Investment Inc
2002 Gateway Center Dr

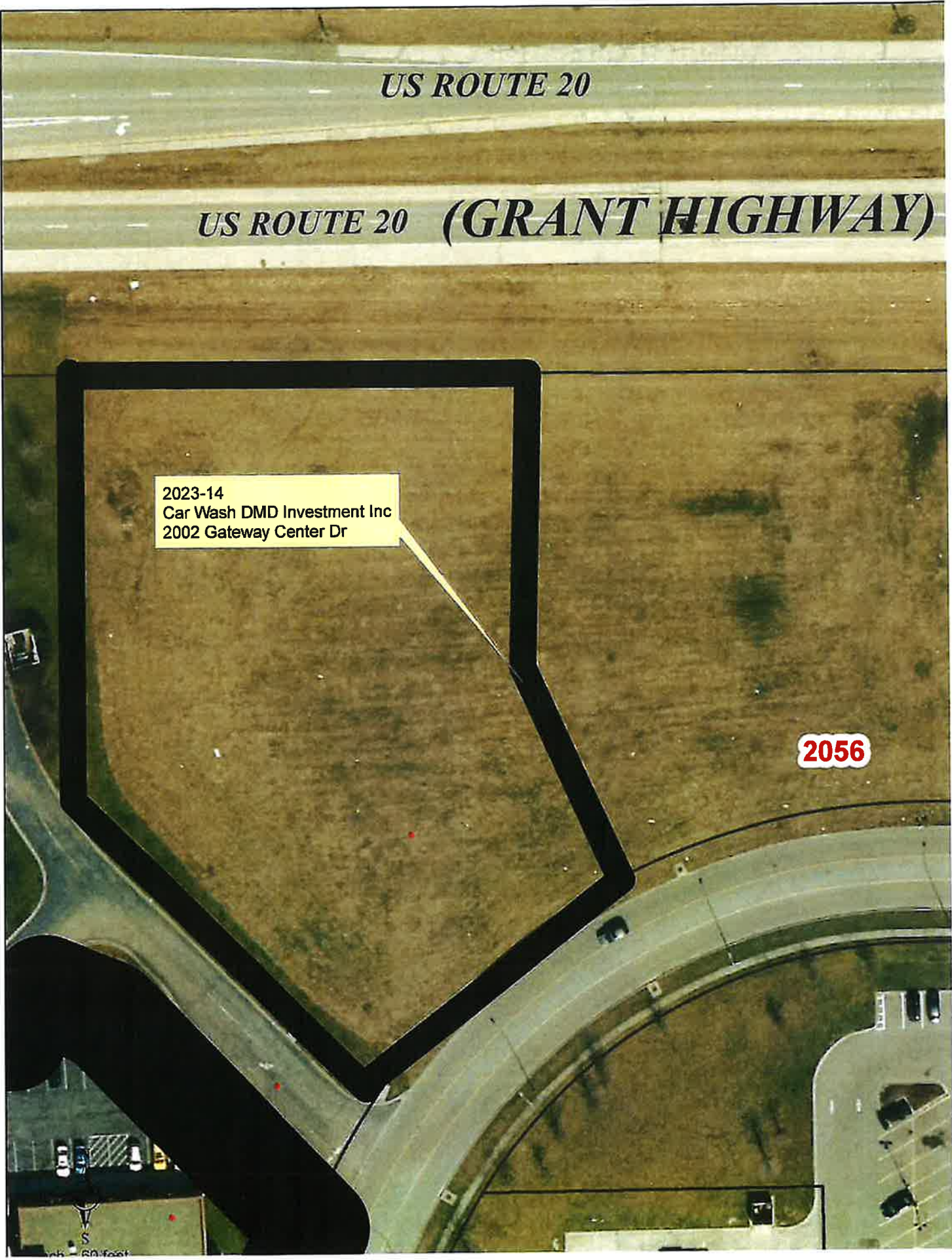


US ROUTE 20

US ROUTE 20 (GRANT HIGHWAY)

2023-14
Car Wash DMD Investment Inc
2002 Gateway Center Dr

2056



May 4, 2023

Ms. Gina DelRose, Planner
CITY OF BELVIDERE
401 Whitney Blvd, Suite 400
Belvidere, IL 61008

RE: Club Carwash Special Use Permit Application - 2002 Gateway Center Drive

Dear Ms. DelRose:

On behalf of Club Car Wash, Robert E. Lee & Associates, Inc. is submitting the attached Special Use Permit application and associated documentation for the proposed car wash development at 2002 Gateway Center Drive in the City of Belvidere. The proposed project includes the construction of a 5,760 square-foot automated car wash building and the associated paved parking lot, driveways, and vacuum stations.

The proposed car wash will be open Monday to Saturday from 7:00 AM to 8:00 PM during the summer and 7:00 AM to 7:00 PM during daylight savings. The car wash will only be open 8:00 AM to 8:00 PM or 8:00 AM to 7:00 PM on Sundays. The car wash will have 3-4 employees on-site during all hours of operation. The vacuum stalls will be self-serve, but the carwash will be staffed at all times.

Please do not hesitate to contact me regarding any questions.

Sincerely,

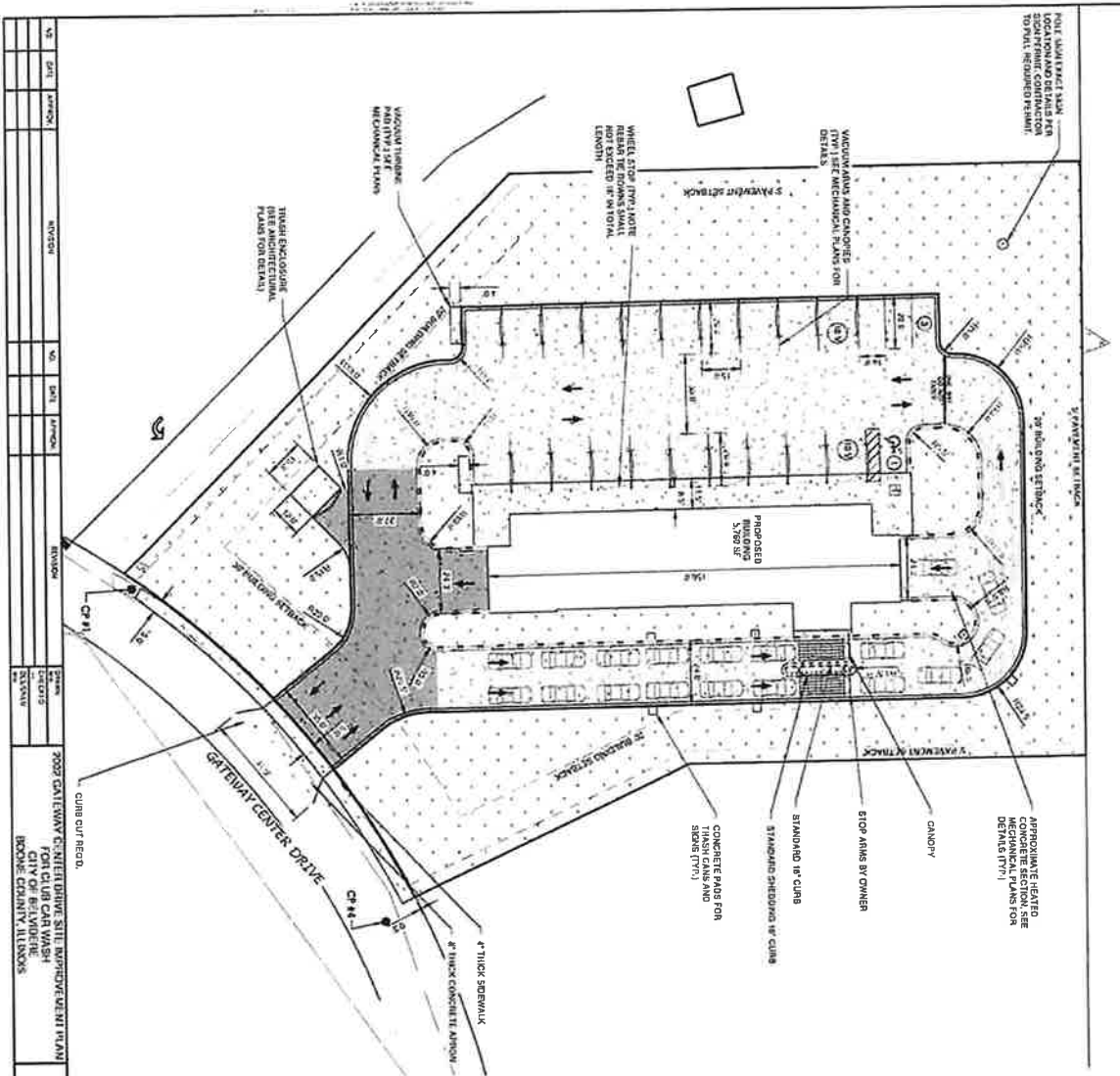
ROBERT E. LEE & ASSOCIATES, INC.



Michael R. Leidig, E.I.T.
Project Engineer

MRL/NJM

ENC.



NO.	DATE	REVISION	BY	CHKD.	APP'D.

2002 GATEWAY CENTER DRIVE SITE IMPROVEMENT PLAN FOR CITY OF BALTIMORE
 FROM CITY OF BALTIMORE
 ROCKE COUNTRY AT 15000S

SITE PLAN

Robert E. Lee & Associates, Inc.
 12300 CENTURY BLVD., SUITE 200
 BALTIMORE, MD 21286
 TEL: 410-528-1234
 FAX: 410-528-1235
 WWW: www.rela.com

DATE PLOTTED: 11/15/01
 SCALE: AS SHOWN

LEGEND

- CONCRETE SIDEWALK
- CONCRETE PAVEMENT (1,800' (21,200 S.F.))
- CONCRETE PAVEMENT (1,500' (20,500 S.F.))
- GREEN SPACE (ON SITE)
- PROPOSED 10' MOUNTABLE CURB AND OUTER
- PROPOSED 10' MOUNTABLE SHEDDING CURB AND OUTER
- PROPOSED 10' STANDARD CURB AND OUTER
- PROPOSED 10' STANDARD SHEDDING CURB AND OUTER
- TRAFFIC FLOW ARROW
- UNIMPAVED PARKING
- INDICATES NUMBER OF PARKING STALLS

NOTE
 ALL DISTURBED AREAS SHALL BE TORSORED TO ORIGINAL GRADE AND REVEGETATED WITH SEEDS AND MULCH.

PARKING DATA
 TOTAL PARKING STALLS PROPOSED = 4
 NUMBER OF ACCESSIBLE PARKING STALLS = 1
 TOTAL PARKING STALLS RECORDED = 4

SITE DATA
 TOTAL AREA = 1.28 ACRES, 55,700 S.F.
 BUILDING AREA = 0.13 ACRES, 5,700 S.F. (6.1%)
 EXISTING IMPROVEMENTS OF AREA = 0.54 ACRES, 23,411 S.F. (34.9%)
 OTHER SPACE = 0.61 ACRES, 26,289 S.F. (39.2%)

ZONING
 PLANNED BUSINESS
 PARCEL NO. 000101004



EXTERIOR COLOR PALETTE	
	ARCHITECTURAL URAL F CMU SMOOTH FACE BLOCK
	COLOR BLACKENED ASH
	EXTERIOR INSULATED FINISH SYSTEM (EIFS)
	COLOR HERON PLUME
	EXTERIOR INSULATED FINISH SYSTEM (EIFS)
	COLOR BLACKENED ASH
	STONEPOINT
	COLOR Black Panel
	METAL AVINISS
	COLOR RED
	SCULPERS, DOWNSPOUTS, AND METAL COPINGS
	COLOR Sport Mesh Vinyl Base



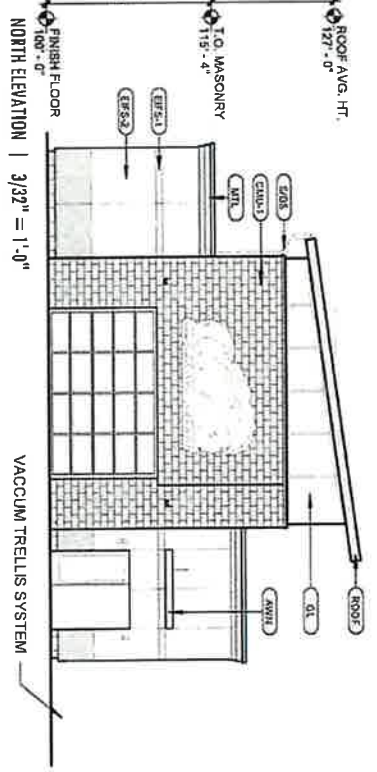
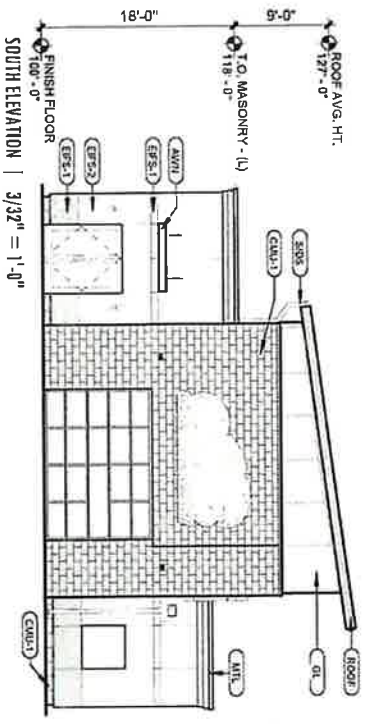
CLUB CAR WASH RENDERING



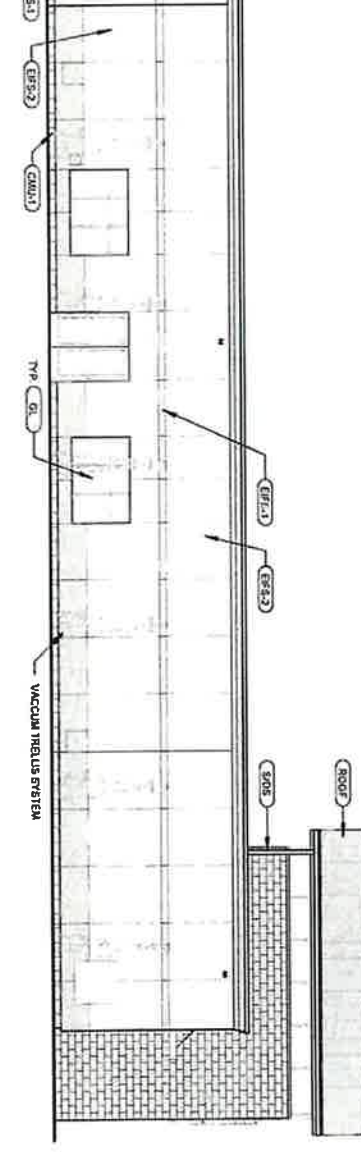
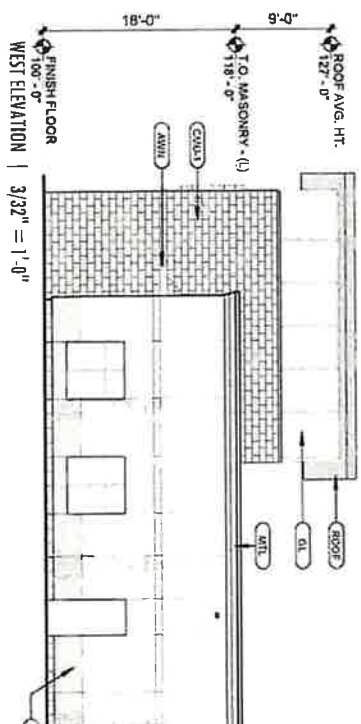
FINKLE + WILLIAMS
ARCHITECTURE

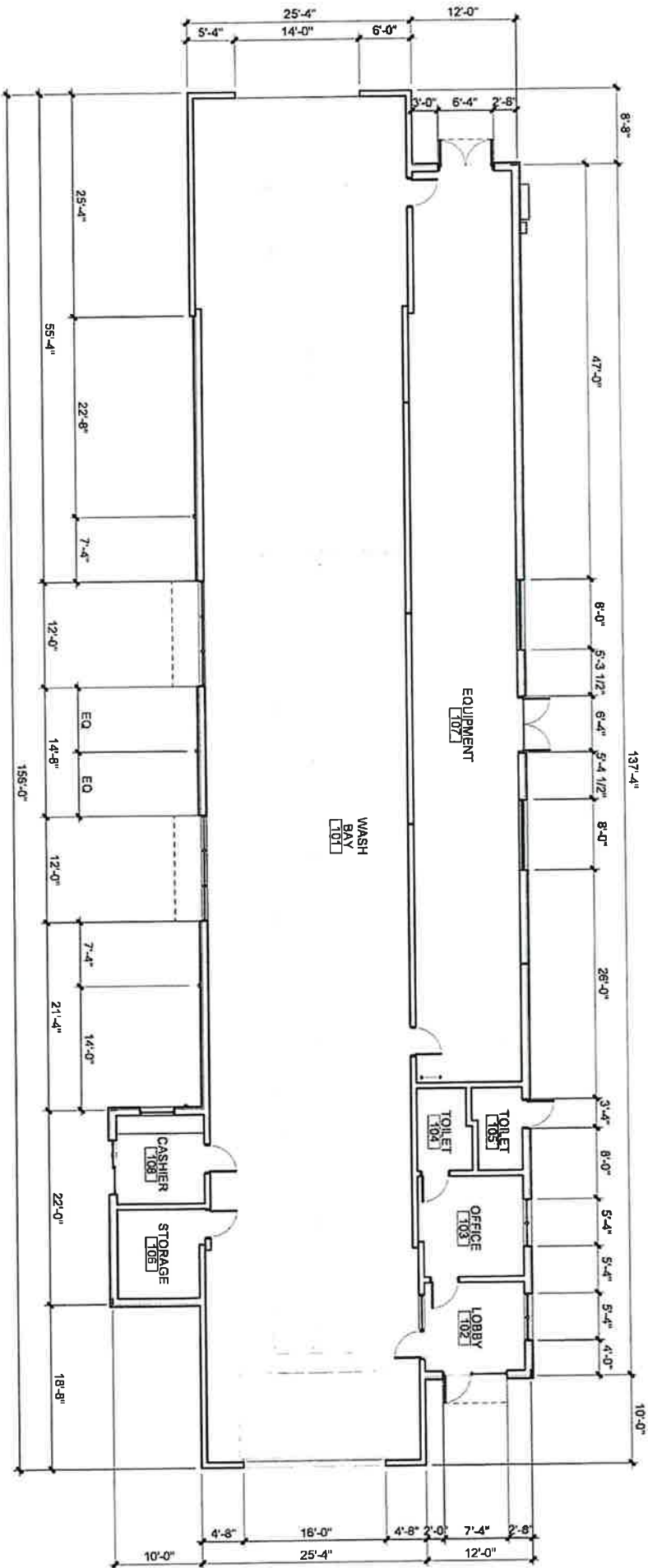
CLUB CAR WASH - Belvidere, IL | 05.08.2023

FINKLE + WILLIAMS © 2023



EXTERIOR MATERIAL LEGEND	
GLULU-1	ARCHITECTURAL 8" CMU SPLIT FACE BLOCK (COLOR: Bakershale Ash (010644))
EF-S-1	EXTERIOR INSULATED FINISH SYSTEM (COLOR: Bakershale Ash (010644))
EF-S-2	EXTERIOR INSULATED FINISH SYSTEM (COLOR: SWAGRD Heaton Flame)
GL	ALUMINUM STOPSWITCH GLAZING SYSTEM 2 1/2" Thermal Sashless Framing in Black Powder Anodized, 1/2" Insulated LOW-E Tinted Clearing Unit (COLOR: White Black)
AWNI	PRE-FABRICATED PAINTED FLAT METAL AWNING (COLOR: White Black)
SIDS	PRE-FINISHED RYMAR-COATED SHEET METAL SCUPERS AND DOWNSPOUTS (COLOR: White Black)
MTL	PRE-FINISHED RYMAR COATED METAL COPING (COLOR: White Black)
ROOF	SINGLE PLY 60 MIL BALLASTED EPDM SYSTEM (COLOR: WWH) STANDING SEAM METAL ROOF WITH METAL FRACA (COLOR: White Black)





FLOOR PLAN



FINKLE + WILLIAMS
ARCHITECTURE

CLUB CAR WASH - Belvidere, IL | 11.21.22 | 3/32" = 1'-0"

FINKLE + WILLIAMS © 2022



**Boone County
Soil & Water
Conservation District**

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

3 May 2023

SWCD NRI #: 1730

Belvidere Planning Department
401 Whitney Blvd., Suite 300
Belvidere, IL 61008

Dear Sir/Madam,

A request for a Natural Resource Information Report was submitted. We will supply a written reply to your office as indicated below:

Our review does not apply in this instance.
 Other (see attached)

Location of Site: 2002 GATEWAY CENTER DR. BELVIDERE, 61008
PIN(S): 08-06-101-004

Contact	Petitioner	Owner
Michael Leidig 1250 Centennial Centre Blvd. Hobart, WI 54155 (920) 662-9641 mleidig@releeinc.com	Same as Contact	Club Car Wash 1591 E. Prathersville Road Columbia, MO 65202

Request: Special use for car wash

Notes, if any: By considering the current zoning, current land use, Geographical Information Systems maps, and requested special use permit, the Boone County Soil and Water Conservation District has determined that the proposed use will have no significant impact on the natural resources on the property or surrounding area.

Sincerely,

Teagan Duffy
Boone County Soil & Water
Conservation District



**Boone County
Soil & Water
Conservation District**

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

Map Unit: 59A—Lisbon silt loam, 0 to 2 percent slopes

The Lisbon component makes up 92 percent of the map unit. Slopes are 0 to 2 percent. This component is on ground moraines on uplands. The parent material consists of loess over till. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is somewhat poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is high. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 18 inches during January, February, March, April, May. Organic matter content in the surface horizon is about 4 percent. This component is in the F095XB005WI Moist Loamy or Clayey Lowland ecological site. Nonirrigated land capability classification is 1. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 28 percent.

Map Unit: 221B—Parr silt loam, 2 to 5 percent slopes

The Parr component makes up 92 percent of the map unit. Slopes are 2 to 5 percent. This component is on ground moraines. The parent material consists of Thin mantle of loess or other silty material and in the underlying till. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 33 inches during February, March, April. Organic matter content in the surface horizon is about 4 percent. This component is in the R108XA006IL Loess Upland Prairie ecological site. Nonirrigated land capability classification is 2e. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 20 percent.

Soil Conditions and Degree of Limitations for Proposed Use:

Soil Map Unit	Soil Name and Slope	Small Commercial Buildings	Shallow Excavations	Hydric Soil	Erosion & Sediment Hazard
59A	Lisbon silt loam, 0 to 2 percent slopes	Somewhat Limited	Very Limited	NO	Slight
221B	221B—Parr silt loam, 2 to 5 percent slopes	Somewhat Limited	Somewhat Limited	NO	Moderate

Soil Interpretations Explanation:

These interpretative ratings help engineers, planners, and others to understand how soil properties influence behavior when used for nonagricultural uses such as building site development or construction materials. This report gives ratings for proposed uses in terms of limitations and restrictive features. Ratings come from the soils "natural" state, that is, no unusual modification of the site or soil material is made other than that which is considered normal practice for the rated use. Even though soils may have limitations, an engineer may be able to alter soil features or adjust building plans for a structure to compensate for most degrees of limitations. Most of these practices, however, are costly.

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

Slight or Not Limited: This soil has favorable properties for the use. The degree of limitation is minor and can be overcome easily. Good performance and low maintenance can be expected.

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

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

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

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

Land Use Explanations:

Dwellings with Basements

Dwellings with basements are single-family houses of three stories or less with basements. The foundation is assumed to be spread footings of reinforced concrete built on undisturbed soil at a depth of about seven feet. The ratings are based on properties affecting soil strength and settlement under a load and those that affect excavation and construction costs. The properties affecting soil strength and settlement are the presence of a high water table, flooding, the shrink-swell behavior and compressibility of the soil. Compressibility is inferred

from unified classification. Properties influencing the ease and amount of excavation are flooding, high water table, slope, depth to bedrock or cemented pan, and the amount of coarse fragments.

Shallow Excavations

Shallow excavations are trenches or holes dug to a maximum depth of 5 or 6 feet for graves, utility lines, open ditches, or other purposes. The ratings are based on the soil properties that influence the ease of digging and the resistance to sloughing. Depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, the amount of large stones, and dense layers influence the ease of digging, filling, and compacting. Depth to the seasonal high water table, flooding, and ponding may restrict the period when excavations can be made. Slope influences the ease of using machinery. Soil texture, depth to the water table, and linear extensibility (shrink-swell potential) influence the resistance to sloughing. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

Erosion and Sediment Control

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

Small Commercial Buildings

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

Hydric soils

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

The NTCHS definition identifies general soil properties that are associated with wetness. To determine whether a specific soil is a hydric soil or nonhydric soil, however, more specific information, such as information about the depth and duration of the water table, is needed. Thus, criteria that identify those estimated soil properties unique to hydric soils have been established (Federal Register, 2002). These criteria are used to identify map unit components that normally are associated with wetlands. The criteria used are selected estimated soil properties that are described in "Soil Taxonomy" (Soil Survey Staff, 1999) and "Keys to Soil

Taxonomy" (Soil Survey Staff, 2006) and in the "Soil Survey Manual" (Soil Survey Division Staff, 1993). According to the U.S. Corps of Engineers and the Natural Resource Conservation Service (NRCS), the presence of hydric soils is one third of the requirements needed to meet a jurisdictional wetland. The two other requirements include wetland hydrology and hydrophytic vegetation.

Permeability/Groundwater

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

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

Septic Tank Absorption Fields

Subsurface systems of tile or perforated pipe that distribute effluent from a septic tank into natural soil. The depth of the tile is assumed to be a depth of 24 inches. Only soils between a depth of 24 and 72 inches are considered in making the ratings. The soil properties and site features considered are those that affect the absorption of the effluent, and those that may affect public health. Properties and features that affect the absorption of the effluent are permeability, depth to a seasonal high water table, depth to bedrock, cemented pan, and susceptibility to flooding. Subsidence interferes with installation and maintenance. Excessive slopes may cause lateral seepage and surfacing of the effluent in down slope areas. Some soils are underlain by sand and gravel, or fractured bedrock, less than 4 feet below the depth of the distribution lines. In these soils, the absorption field may not adequately filter the effluent, and as a result the groundwater supply is subject to contamination.

Local Roads and Streets

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

are soil strength (as inferred from the AASHTO group index number), subsidence, linear extensibility (shrink-swell potential), the potential for frost action, depth to a water table, and ponding

Comments from SWCD:

Best management practices should be implemented at the site during any periods of disturbance to prevent erosion and result in clean discharges from the site. The Illinois Urban Manual is a resource of practices used throughout the State and can be accessed at <http://www.aiswcd.org/ium/>. The concept of these practices can be carried over to good housekeeping measures after development occurs and buildings are occupied to prevent stormwater runoff from becoming contaminated.

When considering what to do with vacant areas of the site, implementation of native plants can provide a variety of benefits. Native plants like grasses and flowers provide critical habitat for many key species like the Rusty Patch Bumble Bee and Monarch Butterflies. These deep-rooted native species are preferred because of their abilities to enhance soil permeability and pollutant filtering and their reduced needs for fertilizer, herbicides, irrigation, and mowing. Unfortunately, loss and degradation due to the development of the land and an invasion of exotic species is a serious problem in Illinois.

Thank you for taking the SWCD's advisement under consideration. If you have any questions or comments about this report or the findings, please contact the Boone County Soil and Water Conservation District at (815) 544-3465 ext. 3.



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.

May 17, 2023

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

Email: gdelrose@ci.belvidere.il.us

Re: Case: 2023-14; Club Car Wash, 2002 Gateway Center Drive

Dear City of Belvidere,

We are in receipt of a special use to permit in-vehicle sales or service. Specifically, a car wash at 2002 Gateway Center Drive, Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.105(C)(4)(B)(2) In-vehicle sales or service and 150.904 Special use Review and Approval Procedures) in the PB, Planned Business District on approximately 1.5 acres. PIN: 08-06-101-004

At this time, the Boone County Health Department has no comment.

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, May 23, 2023 9:33 AM
To: Gina Delrose
Subject: Re: request for comments 2023-14

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,

Nothing outstanding with this request, normal life safety of extinguishers, exit and emergency lighting.

Thank you

Mark

On Mon, May 15, 2023 at 10:23 AM 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

May 2023 Monthly Report

Number	Project	Description	Processed
Belvidere Projects			
2	Cases: May	Crosslink Business Park No 2. FP	4/1/2023
		1868 Crystal Parkway, SU	4/14/2023
1	Cases: June	2002 Gateway Center Drive, sU	5/9/2023
0	Annexation	None	
0	Temporary Uses	None	
4	Site Plans (New/Revised)	2020 N. State Street	5/4/2023
		1615 N. State Street	5/4/2023
		320 W. Chrysler Drive	5/8/2023
		2020 N. State Street	5/16/2023
0	Final Inspection	None	
1	Downtown Overlay Review	409 S. State Street, awning	5/4/2023
2	Prepared Zoning Verification Letters	2006 Chamberlain Street	5/5/2023
		809 Logan Avenue	5/10/2023
1	Issued Address Letters	5303 River Run Parkway	5/15/2023
	Belvidere Historic Preservation Commission	The Commission reviewed five Property Maintenance Grant applications and awarded one request. The Commission reviewed and granted one request for reimbursement.	
	Heritage Days	Staff continues to confirm activities, sponsorships and marketing.	
	Hometown Christmas	None	
	Comprehensive Plan	Staff met with consultants and is providing requested documentation so that they may begin work. There will be a joint City Council/Planning and Zoning Commission meeting in July.	
Scanned Plats: E-mail, Print and/or Burn			
2	Recorder's Office		
2	Other Department		
31	General Public		

Planning Monthly Report Cont.

Planning Department Current Duties

Close out completed planning case files

Respond to all FOIA requests

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

Assist Growth Dimensions with requested data

Meetings and phone calls with developers regarding potential development

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

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

Prepare deposits and purchase orders for bill payments

* Staff was a panelist for the ACE Conference & Expo

** Staff continues to meet with a local business, aiding in their grant application