

**CITY OF BELVIDERE  
PLANNING AND ZONING COMMISSION AGENDA  
Tuesday, May 14, 2019  
City Council Chambers  
401 Whitney Boulevard  
6:00 pm**

**ROLL CALL**

**Members:**

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

**Staff:**

Gina DelRose, Community Development Planner  
Cathy Crawford, Administrative Assistant

**MINUTES:** Approve the minutes of the April 9, 2019 meeting.

**PUBLIC COMMENT:**

**UNFINISHED BUSINESS: None**

**NEW BUSINESS:**

**2019-09; Bel Rock Services, Inc. (RZ):** Application of Bel Rock Services, LLC, 130 South State Street, Suite 205, Belvidere, IL 61008, property owner, for a map amendment (rezoning) for 2054 and 2136 Graham Road from RH, Rural Holding District (pending annexation) to GI, General Industrial District pursuant to the Belvidere Zoning Ordinance Section 150.903 Amendment to Official Zoning Map. PIN: 07-04-300-010.

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

**2019-10; Bel Rock Services, Inc. (SU):** Application of Bel Rock Services, LLC, 130 South State Street, Suite 205, Belvidere, IL 61008, property owner, for a special use to permit outdoor storage in the GI, General Industrial District (pending rezoning) at 2054 and 2136 Graham Road, Belvidere (Belvidere Zoning Ordinance Section 150.105(C)(8)(B)(2) Outdoor Storage and 150.904 Special Use Review and Approval Procedures). The outdoor storage will be in conjunction with Bel Rock's business which will be relocating to the site. PIN: 07-04-300-010.

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

**OTHER BUSINESS:**

**DISCUSSION:**

**Staff report**

**ADJOURNMENT**

**CITY OF BELVIDERE  
PLANNING AND ZONING COMMISSION**

**Minutes**

**Tuesday, April 9, 2019  
City Council Chambers  
401 Whitney Boulevard  
6:00 pm**

**ROLL CALL**

**Members Present:**

Alissa Maher, CHM  
Daniel Arevalo, VCHM  
Carl Gnewuch  
Robert Cantrell  
Andrew Racz  
Art Hyland

**Staff Present:**

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

**Members Absent:**

Paul Engelman

Chairman Alissa Maher called the meeting to order at 6:04 p.m.

**MINUTES:** It was moved and seconded (Arevalo/Cantrell) to approve the minutes of March 12, 2018. The motion carried with a 6-0 roll call vote.

**PUBLIC COMMENT:** None

**UNFINISHED BUSINESS:**

**2019-04; LHC Properties, LLC (VAR):**

Application of Ryan Crombie, 201 S. 8<sup>th</sup> Street, South Beloit, IL 61080 on behalf of the property owner, LHC Properties, LLC, 201 S. 8<sup>th</sup> Street, South Beloit, IL 61080 for a variance to reduce the required setback from residentially-zoned property from 300 feet to 0 feet. Specifically, allowing outdoor commercial entertainment to occur zero feet from a residentially-zoned property at 622 S. State Street, Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.204(D)(10)(A)(1) and 150.909 Variance Review and Approval Procedures) in the CB, Commercial Business District on approximately 0.50 acres. PIN:05-36-104-025

It was moved and seconded (Gnewuch/Cantrell) to remove Case 2019-04 from the table. The motion carried with a 6-0 voice vote.

Mike Drella said the City Council approved the special use that the variance was dependent on.

It was moved and seconded (Racz/Cantrell) to accept the findings of fact as presented. The motion carried with a 6-0 roll call vote.

It was moved and seconded (Racz/Cantrell) to approve Case 2019-04 as presented. The motion carried with a 6-0 roll call vote.

**NEW BUSINESS:**

**2019-06; City of Belvidere (TA):**

Application of the City of Belvidere, 401 Whitney Boulevard, Belvidere, IL 61008 for a text amendment to the City of Belvidere Zoning Ordinance (Chapter 150 as amended) pertaining to Section 150.706(D) Requirements for Exterior Commercial Vehicle and Equipment Storage in Office and Commercial Districts, Section 150.1011 Temporary Signs, Table 150.1007(A)1 Freestanding Signs, Table 150.1007(B)1 Building Signs, Table 150.1007(C)1 Permitted Building and Freestanding Sign by Type and Zoning District, Section 150.204(A)(5)(A)(7) Mobile Home Park Residential Development, Appendix C Land Use Summary Chart regarding Mobile Home Subdivision or Park, Appendix C Land Use Summary Chart regarding signage as a special use, Section 150.105(C)(1)(C)(2) Animated Signage, Section 150.105(C)(2)(C)(2) Animated Signage Section 150.105 (C)(3)(C)(2) Animated Signage, Section 150.105 (C)(4)(C)(2) Roof, Above Peak Signage, Section 150.105(C)(5)(C)(2), Roof Above Peak Signage, Section 150.105(C)(7)(C)(2) Roof, Above Peak Signage, Section 150.105 (C)(8)(C)(2) Roof, Above Peak Signage and Section 150.105(C)(9)(C)(2) Roof, Above Peak Signage and Section 150.902 Amendment of Zoning Regulations (Text Amendments). The proposed language is below.

The public hearing was opened at 6:09 p.m.

Gina DelRose was sworn in and summarized the staff report dated April 2, 2019. Ms. DelRose presented an amended page from the staff report that shows a change in the proposed language of the ordinance as well as providing clarification of the proposed temporary sign amendments. Ms. DelRose stated the case was published in the Boone County Journal on March 22, 2019 and notices were sent to staff on March 22, 2019.

Gina DelRose said text amendments are proposed as issues with the language of the Zoning Ordinance come up throughout the year. Periodically, the staff will compile those issues and propose amendments to the code. The proposed case is such a compilation.

Gina DelRose detailed the proposed text amendments. The first proposed amendment was to strike language referring to semi-trucks in Section 150.706(D)(1). In 2008 there was a text amendment to limit the allowance of semi-trucks to those actively loading and unloading (Section 150.105(C)(7)(D)(3). Section 150.706(D)(1) should have been amended at that time to reflect this prohibition of semi-truck parking in commercial and office districts. The proposed language removal will provide consistency regarding semi-trucks.

The second portion refers to temporary signage. It was noted that the zoning code was being interpreted to read that the code did not require any time limit on the placement of temporary signage of less than 32 square feet; many businesses were using temporary signage year-round as a substitute for permanent signage. When the code was changed to allow animated signage, this eliminated much of the need for temporary signage, as the changing display can reflect many of the items traditionally on temporary signs. The proposed text amendment in this section also proposes listing the different requirements under the temporary sign code separately for more clarity.

Gina DelRose stated that in 2017 there was a text amendment to update the signage portion of the Zoning Ordinance. The NC requirements were accidentally removed when classifications of zoning districts were updated. NC stands for non-conforming. There are grandfathered uses in the residential districts, most commonly churches, but there are some commercial and industrial uses as well. The NC portion of the sign code allowed for these non-residential uses to have limited signage. Staff recommends inserting the word "institutional" as well to accommodate all potential non-conforming land uses.

The next proposed text amendment regulates mobile home developments. Mobile Home Parks include one large parcel with lots for rent; Mobile Home Subdivisions include individual lots for purchase. Although #7 in each section has the same 15-foot separation requirement, one uses the word "unit" and one uses the word "structure". For consistency, staff recommends that the word "structure" be used in each section when referring to separation distances. The separation is not only from the mobile home itself, but from accessory structures such as decks, porches, etc.

Gina DelRose said clarification to the Appendix C Land Use Summary Chart is being proposed; the chart incorrectly references the section of the Zoning Ordinance that regulates Mobile Home Developments.

In an effort to make sign regulations easier to follow and for the Land Use tables/charts to be more consistent, the final proposed changes to the two types of signs regulated by special use (animated and above roof peak) are listed in the appropriate zoning district tables and accessory land use chart.

Mike Drella said the proposed text amendments represent attempts by the staff to clear up errors and inconsistencies in the Zoning Ordinance. Mr. Drella said the most substantive change proposed is to the limit on allowable days for temporary signage.

Daniel Arevalo, referring to Section 150.1011(E), asked for clarification of the days that political signs are allowed to be displayed.

Gina DelRose stated there is no time limit for political signs. Ms. DelRose said the section Mr. Arevalo refers to regulates only the size of political signs.

Mike Drella stated that by Supreme Court ruling, there can be no temporal limit for political signs to be displayed.

Gina DelRose stated the signs listed in Section (E) do not have a time frame.

Carl Gnewuch asked if flags are exempt from the section of the code in question.

Gina DelRose said the height of flagpoles is regulated but not the content of a flag displayed.

It was moved and seconded (Cantrell/Arevalo) to recommend approval of the proposed text amendments. The motion carried with a 6-0 roll call vote.

**2019-07; City of Belvidere (VAR):**

Application of the City of Belvidere, 401 Whitney Boulevard, Belvidere, IL 61008 for a variance to reduce the required active outdoor recreational setback from 50 feet to 15 feet along the southern property line and from 50 feet to 35 feet along the eastern property line to allow for a public playground and pavilion at 301 High Line Street in the MR-8L, Multi-Family Residential-8 Large District (Belvidere Zoning Ordinance Sections 150.204 (C)(2)(A)(2) and 150.909 Variance Review and Approval). PIN: 05-22-451-012

The public hearing was opened at 6:21 p.m.

Gina DelRose was sworn in and summarized the staff report dated April 3, 2019. Ms. DelRose said the case was published in the Boone County Journal on March 22, 2019 and certified mailings were sent to property owners within 250 feet of the subject property on March 22, 2019.

Gina DelRose said the City of Belvidere is the property owner and applicant. In 2015, the City acquired the vacant parcel and in 2017, moved their Summer Food Service Program to the site on Friday afternoons in order to serve a larger amount of children. Building on this program, the Belvidere Police and Fire Departments as well as the Belvidere Family YMCA were present on Friday afternoons to engage in activities with the families attending. The overwhelmingly positive response to the programs resulted in the Belvidere Family YMCA planning to provide summer lunches Monday through Friday from May to August. Positive impacts on the neighborhood have been noted and crime in the neighborhood has been reduced as a result.

In 2018 the playground was constructed. A small triangle of land just south of the site, containing municipal infrastructure, (granted by easement) was purchased in 2018 and will be annexed into the City by the summer of 2019.

The City is proposing a 24-foot by 40-foot pavilion to be constructed near the playground and existing infrastructure. The pavilion will provide shelter during summer program activities and allow neighborhood families to have a place to gather. Due to the existing site conditions, the pavilion will be located closer than 50 feet to the east and south property lines. High Line Street acts as a buffer between the pavilion and residents to the east. Vacant land acts as an additional buffer.

The subject property exceeds the minimum lot width of 75 feet in the MR-8L District and the minimum lot size of 15,000 square feet. A multi-family residence could have been constructed 30 feet from the eastern property line and 25 feet from the southern property line. Recreational structures require 50-foot setbacks. If the owner of a housing complex wished to construct a playground and pavilion for its residents to use, the structure would need to meet the accessory setback of 30 feet from the right-of-way and three feet from the side and rear lot lines. This would allow the structure to be closer than the City is proposing for its public playground and pavilion.

The staff recommends approval of case 2019-07.

The chair asked if there were questions for the staff.

Carl Gnewuch asked if agriculturally zoned land was adjacent to the proposed site.

Gina DelRose said yes.

Daniel Arevalo asked if any other amenities or features will be built under the pavilion.

Gina DelRose said the site would be improved as time went on.

Carl Gnewuch asked who would be the entity regulating the new pavilion.

Gina DelRose said the City will be overseeing the park; since it is a publicly-owned park, it is open for anyone's use.

Mike Drella clarified that the site is in use for the Summer Food Service Program.

Gina DelRose said this was correct.

Mike Drella asked if it would be correct to say the pavilion would allow families to eat out of the sun and rain.

Gina DelRose said this was correct. The Summer Lunch program had to be cancelled on a number of occasions due to inclement weather which was unfair to children relying on it for their lunch.

Daniel Arevalo asked if the pavilion would be constructed of wood.

Gina DelRose said she believed this was correct; there would be a cement base.

Alissa Maher asked if any other interested parties had questions for the staff.

Guadalupe Aquino asked if the plan for the pavilion includes parking.

Gina DelRose said the City purchased the circular drive at the site and may be adding parking at a later date.

Guadalupe Aquino said the neighborhood is already short of adequate parking and the addition of a pavilion would make the issue worse as well as create trash and privacy issues. Mrs. Aquino said the pavilion is good for the community, but would create a negative impact on the neighborhood.

Gina DelRose said the pavilion would mainly be used by people living in the neighborhood and the staff does not anticipate a large amount of additional traffic.

Guadalupe Aquino said when parties are held in the neighborhood there is always a parking issue now. Mrs. Aquino said when they bought the house they did not anticipate such an issue.

Gina DelRose said that the property is zoned MR-8L and an eight-unit apartment building could be on the proposed site. Ms. DelRose said there will be buffers in place to prevent some of the issues Mrs. Aquino worries about. Staff will also be present during community events.

Guadalupe Aquino said her largest concern is the parking issue. Mrs. Aquino said the police have come to their house many times with complaints about the presence of her trucks which, according to Mrs. Aquino, are allowed. Mrs. Aquino said if an apartment building was built there, it would include adequate parking.

Gina DelRose said this is correct; however, the anticipation is that there will not be a large amount of additional parking needed at the site. People will mainly walk to the facility.

Guadalupe Aquino said the pavilion, however, would be free to use and would attract people having parties.

Alissa Maher said it was appropriate to swear in Mrs. Aquino.

Guadalupe Aquino was sworn in. Mrs. Aquino repeated her concern that the parking at the proposed site would be inadequate for a pavilion to be built there.

The public hearing was closed at 6:48 p.m.

It was moved and seconded (Cantrell/Hyland) to accept the findings of fact as presented in the staff report. The motion carried with a 6-0 roll call vote.

It was moved and seconded (Racz/Cantrell) to approve Case 2019-07 as presented. The motion carried with a 6-0 roll call vote.

**OTHER BUSINESS: Elections**

It was moved and seconded (Racz/Gnewuch) to nominate Daniel Arevalo as Chair and Alissa Maher as Vice-Chair.

Daniel Arevalo was voted Chair and Alissa Maher voted as Vice-Chair with a 6-0 roll call vote.

**DISCUSSION:** None

**Staff Report:**

Gina DelRose said there will be two cases before the Commission in May, 2019, a rezoning and a special use.

**ADJOURNMENT:**

The meeting adjourned at 6:51 p.m.

**Recorded by:**

\_\_\_\_\_  
Cathy Crawford  
Administrative Assistant

**Reviewed by:**

\_\_\_\_\_  
Gina DelRose  
Community Development Planner



**CITY OF BELVIDERE**

*Community Development*



**BUILDING DEPARTMENT**

**PLANNING DEPARTMENT**

---

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

---

May 9, 2019

**ADVISORY REPORT**

**CASE NO:** 2019-09      **APPLICANT:** Bel Rock Services, LLC, 2054/2136 Graham Rd (MA)

**REQUEST AND LOCATION:**

The applicant and property owner, Bel Rock Services, LLC, 130 South State Street, Suite 205, Belvidere, IL 61008 is requesting a map amendment (rezoning) for 2054 and 2136 Graham Road from RH, Rural Holding District (pending annexation) to GI, General Industrial District pursuant to the Belvidere Zoning Ordinance Section 150.903 Amendment to Official Zoning Map. The subject property is approximately 6 acres in size, located in Flora Township (PIN: 07-04-300-010) and is currently developed with a single family residence, commercial parking lot and limited material storage. See the attached aerial photo.

**BACKGROUND:**

In 2012, the applicant applied for a map amendment from A-1, Agricultural Preservation Area District to I-2, General Industrial District. The County Board ultimately denied the request. After the map amendment was denied, a text amendment to the Boone County Zoning Ordinance was approved allowing for the parking of commercial vehicles by special use. The applicant applied for and was granted the special use in 2013 allowing for the parking of commercial vehicles on the property.

Since the special use was only for parking of vehicles, the applicant has operated their business from two locations. All office work occurs in Belvidere (inside the PNC Bank building) and all equipment is stored on the subject property. In order to run their business more efficiently, the applicant is requesting to pre-annex the property into the City of Belvidere, rezone it to General Industrial District and apply for a special use to allow for outdoor storage. This will allow all aspects of the business to operate from one central location. In 2018 the applicant purchased the adjacent residence (now part of the subject property) to ensure that there was sufficient acreage to adhere to the City of Belvidere's Zoning Ordinance in terms of setbacks, lot coverage, screening, etc.

The General Industrial District requires a minimum lot size of 20,000 square feet, a minimum lot width of 90 feet and maximum lot coverage of 85 percent. The subject property meets all the size and configuration requirements of the district. Permitted land uses in the General Industrial District are office, indoor maintenance, indoor storage, personal storage facilities and light

industrial. Land uses such as outdoor storage, distribution center, shooting range and heavy industrial require special use approval.

In anticipation of commuter rail coming to Belvidere, the Comprehensive Plan was amended in 2006 to adopt the Flora Neighborhood Plan. The Plan called for transit-orientated development to occur near the Irene Road interchange. Transit-orientated development encourages multi-story mixed-use buildings, development which is permitted in the Planned Mixed Use II and Planned Mix Use IV. Since commuter rail is no longer a viable option in the area, the City is beginning to review their Comprehensive Plan and in order to take advantage of the I-90 Corridor, will most likely be categorizing the area as a mix of industrial and commercial.

The Boone County Soil and Water Conservation District's NRI Report 1621 provided a favorable opinion of the change of zoning for the subject property. The Boone County Soil and Water Conservation District notes that the soils are highly permeable and preventative measures should be taken to prevent spills that could impact the ground water.

**FINDINGS OF FACT:**

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

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

**Findings:**

**Subject property:** Single family residential and commercial parking.

**Adjacent property:**

**North, West and East:** Row crop production (County)

**South:** William Charles Quarry and row crop production (Pre-Annexed)

The property is not part of a platted subdivision. The parcel is a combination of a single-family residential property and a commercial parking area property. With the exception of a quarry to the south, all adjacent property is in agricultural production. As the I-90 Corridor develops, the adjacent agricultural land will develop as a mix of commercial and industrial.

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

**Findings:**

**Subject property:** GI, General Industrial District (pending rezoning)

**Adjacent property:**

**North, West and East:** A1, Agricultural Preservation Area District (county)

**South:** RH, Rural Holding District (Pre-Annexed)

The property is located south of the Irene Road interchange which is used by the quarries and nearby commercial and industrial development. As properties annex into the City of Belvidere to develop, they will continue the trend of commercial and industrial growth.

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

**Findings:** The property is not suitable for the existing zoning classification (Rural Holding District) in its current state with the existing improvements.

The existing use on the subject property is not suitable for Rural Holding District. Rural Holding calls for large lots with minimal lot coverage. Permitted uses tend to be low density residential or recreational in nature with some commercial uses allowed by special use.

The parcel is currently developed with a single family residence, commercial parking and limited outdoor storage. Although the parcel meets the size and configuration requirements of the Zoning Ordinance, the existing improvements do not meet the permitted land uses and lot coverage requirements.

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

**Findings:** Changes that make the property more appropriate for a different zoning district have not taken place since the property was placed in its present zoning classification.

The subject property was placed into the default Rural Holding District zoning classification upon approval of an annexation agreement with the city, however, the existing improvements and land uses are at a greater intensity than the "rural community character" that the Rural Holding District encourages. The proximity of the Irene Road interchange and two quarries encourages the trend of commercial and industrial development in the area.

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

**Findings:**

**Subject property:** Planned Mixed Use II and Planned Mixed Use IV

**Adjacent property:**

**North:** Planned Mixed Use II and Planned Mixed Use IV

**South:** Neighborhood Business

**West:** Planned Mixed Use IV

**East:** Planned Mixed Use II and Senior Neighborhood

The subject property is designated as "Planned Mixed Use IV" and "Planned Mixed Use II" by the Boone County Comprehensive Plan. The Planned Mixed Use IV category encourages intensive mixed uses near a transit center with buildings four to six stories tall with offices, services, retail or upper floor residential uses; the Planned Mixed Use II category encourages mixed uses two-four stories tall with offices, services, entertainment, retail and upper floor residential.

General industrial is not consistent with the current Comprehensive Plan designations. With the diminished possibility of commuter rail locating in the area, the City is reviewing their Comprehensive Plan regarding the current transit-orientated development designations. It is likely that the new designations will be a mix of commercial and industrial along the I-90 Corridor.

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

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

The applicant needs to meet the requirements of all codes and regulations unless otherwise noted in the pre-annexation agreement.

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

**Findings:** This does not apply to this case.

**SUMMARY:**

The planning staff believes that the proposed rezoning and use for the subject site is not more intense than the other uses in the general area. The subject property was placed into the default Rural Holding District zoning classification upon approval of a pre-annexation agreement with the city. However, the site is currently being used for commercial vehicle parking and limited outdoor storage. These land uses have a greater intensity than the "rural community character" that the Rural Holding District encourages. As the I-90 Corridor develops, the adjacent agricultural land will develop as a mix of commercial and industrial.

**RECOMMENDATION:**

The Planning staff recommends the approval of case number 2019-09 to rezone 2054/2136 Graham Road from Rural Holding District to the GI, General Industrial District.

**Submitted by:**

  
\_\_\_\_\_  
Gina DelRose, Community Development Planner

**PLANNING AND ZONING COMMISSION/CITY COUNCIL ACTION**

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

**ATTACHMENTS**

1. Location Map by Planning Staff.
2. Aerial photo by Planning Staff.
3. Narrative submitted by Applicant.
4. Site plan submitted by Applicant.
5. Letter submitted by Amanda Mehl, Boone County Health Department dated April 23, 2019.
6. Opinion and Overview of NRI Report 1621 submitted by the Boone County Soil and Water Conservation District.

**400-006**  
**10**

**IRENE RD**

CASE 2019-09  
2054 & 2136 Graham Road  
Belrock Services, LLC  
RZ

**300-010**  
**5.8**

**692**

**GRAHAM RD**

**1339.83**



1 inch = 144 feet

IRENE RD

CASE 2019-09  
2054 & 2136 Graham Road  
Belrock Services, LLC  
RZ



1339.83

IRENE RD



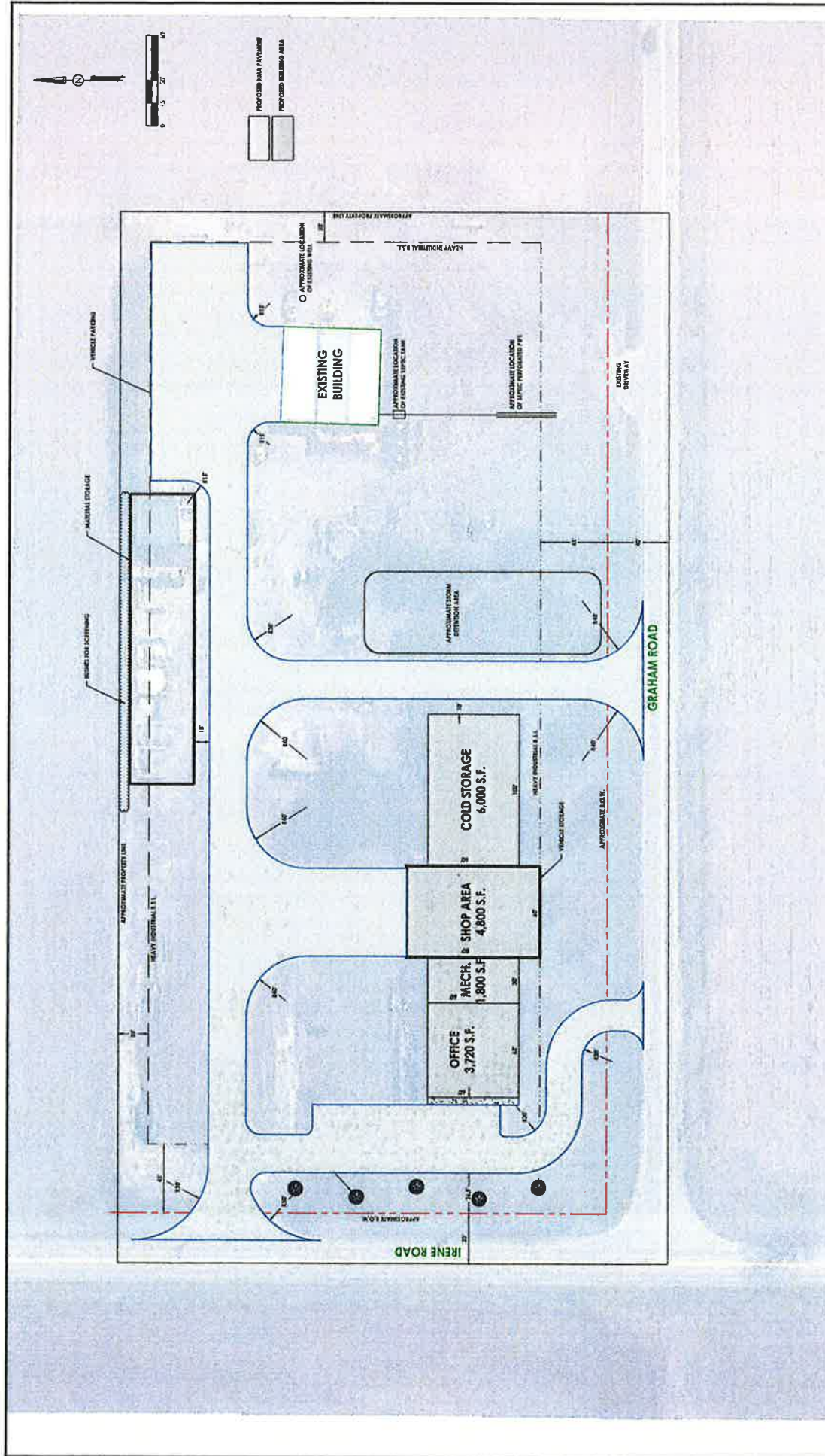
1 inch = 115 feet

## Narrative

Petitioner is an asphalt paving company that does commercial and residential paving. Petitioner's plan for development of the Property includes an office building and shop area, along with parking and some outdoor storage/parking. The Petitioner has a need to continue with improvements for the Property and wishes to relocate its office to the Property to build a larger office building, along with improved outbuildings, paved parking lot, and outdoor storage/parking.

Petitioner understands that the Property will be automatically zoned as RH Rural Holding and desires that the Property be re-zoned to the General Industrial District and Special Use for Outdoor Storage so that Petitioner can relocate its office and expand its operations with 2019 construction of a handsome building and storage facility. (See photographs and site plan attached hereto.)





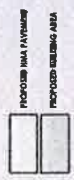
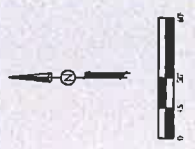
**SITE ADDRESS:** 2854/2138 GRAHAM ROAD  
 BELROCK FARMS 61008  
**FIN:** 7-10-10  
**LOT AREA:** 5.78 ACRES  
**LOT COVERAGE:** 1.84 ACRES (31.8%)

**PARKING DATA**  
 17 STANDARD PARKING SPACES  
 3 ADA PARKING SPACES  
 19 TOTAL PARKING SPACES



Belrock Farms Site Development  
 Concept Plan

DATE:	10/13/10
PROJECT:	2854/2138 GRAHAM ROAD
CLIENT:	THE BELROCK FARMS COMPANY
SCALE:	AS SHOWN
DRAWN BY:	W. J. WILSON
CHECKED BY:	W. J. WILSON
DATE:	10/13/10
PROJECT:	2854/2138 GRAHAM ROAD
CLIENT:	THE BELROCK FARMS COMPANY
SCALE:	AS SHOWN
DRAWN BY:	W. J. WILSON
CHECKED BY:	W. J. WILSON
DATE:	10/13/10





**Public Health**  
Prevent. Promote. Protect.

# Boone County Health Department

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

---

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

April 23, 2019

FAX: 815-547-0789

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


Re: Case: 2019-09: Bel Rock Services, LLC, 2054/2136 Graham Road

Dear Gina,

We are in receipt of the request for a map amendment (rezoning) for the above property.

The Boone County Health Department has no comments.

Thank you,

  
Amanda Mehl  
Administrator  
skm

## 15. Overview

This report details information for several natural resource topics. Most of the details for individual topics are presented in a special section. This section highlights the natural resource concerns, which are most important to this site, the environment, and the community:

1. The land evaluation score for this site is 68 (Table 13) and all soils onsite are prime soils (Table 7). The BCSWCD Board has historically opposed zoning changes with land evaluation scores of 69 points or higher.
2. Hydric soils are generally not predicted at this site and less than one percent of the AOI is considered to have soils with hydric inclusions (Figure 6; Table 8).
3. No floodplains or wetlands are mapped on the AOI (Figures 5 & 8).
4. Approximately 9 acres drain through this site and surface water flow is expected to flow generally east and south (Figures 4 & 7).
5. Based on the Geology for of Winnebago and Boone Counties, this site consists of highly permeable surficial materials.
6. An informational EcoCAT has been submitted to Illinois Department of Natural Resources for their review process to determine the presence of threatened or endangered species (project number 1910586). There is no record of threatened or endangered species and the project has been closed.
7. If this special use is approved and acreage of land disturbance is greater than one acre in size, a National Pollutant Discharge Elimination System Permit (NPDES Permit) will be required. Temporary soil stabilization, control of sediment during construction and permanent site stabilization after construction is completed is required under a NPDES permit.
8. Site plans have been provided with intent to remove the current home and construct an office, maintenance shop, and facility for storage of materials (Appendix C). There were previously two wells onsite. One well has been properly abandoned to State code, and the existing is intended to be utilized (Figure 2). A septic system is also intended to be utilized onsite. If vehicle maintenance and storage of potential contaminants will take place onsite, staff should to be educated and precautions need to be taken to prevent spills and protect surface and ground water.

## 2. Opinion of the BCSWCD Board

Belrock Services, LLC has submitted a request for a Natural Resource Information Report as part of an application for proposed annexation into the City of Belvidere, a special use for outdoor storage, and zoning change (rural holding to general industrial), in Section 4 of Flora Township. The Area of Interest (AOI) located at 2054 & 2136 Graham Road and parcel identification number is: 07-04-300-010.

The Boone County Soil & Water Conservation District Board has a

- Favorable
- Unfavorable
- Other: \_\_\_\_\_

opinion of the proposed land use change. The Board concerns are stressed in the "Overview" section of the report. More detailed information is presented throughout the various sections of this document.

Signature of Board Chairman:

Bill Hall on 5-9-2019

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 9, 2019

**ADVISORY REPORT**

**CASE NO:** 2019-10      **APPLICANT:** Bel Rock Services, LLC, 2054/2136 Graham Rd (SU)

**REQUEST AND LOCATION:**

The applicant and property owner, Bel Rock Services, LLC, 130 South State Street, Suite 205, Belvidere, IL 61008 is requesting a special use to permit outdoor storage in the GI, General Industrial District (pending rezoning) at 2054 and 2136 Graham Road, Belvidere (Belvidere Zoning Ordinance Section 150.105(C)(8)(B)(2) Outdoor Storage and 150.904 Special Use Review and Approval Procedures). The outdoor storage will be in conjunction with Bel Rock's business which will be relocating to the site. The subject property is approximately 6 acres in size, located in Flora Township (PIN: 07-04-300-010) and is currently developed with a single family residence, commercial parking lot and limited material storage. See the attached aerial photo.

**EXISTING LAND USE:**

**Subject property:** Single family residential and commercial parking.

**Adjacent property:**

**North, West and East:** Row crop production (County)

**South:** William Charles Quarry and row crop production (Pre-Annexed)

**CURRENT ZONING**

**Subject property:** GI, General Industrial District (pending rezoning)

**Adjacent property:**

**North, West and East:** A1, Agricultural Preservation Area District (county)

**South:** RH, Rural Holding District (Pre-Annexed)

**COMPREHENSIVE PLAN:**

**Subject property:** Planned Mixed Use II and Planned Mixed Use IV

**Adjacent property:**

**North:** Planned Mixed Use II and Planned Mixed Use IV

**South:** Neighborhood Business

**West:** Planned Mixed Use IV

**East:** Planned Mixed Use II and Senior Neighborhood

**BACKGROUND:**

In 2012, the applicant applied for a map amendment from A-1, Agricultural Preservation Area District to I-2, General Industrial District. The County Board ultimately denied the request. After the map amendment was denied, a text amendment to the Boone County Zoning Ordinance was approved allowing for the parking of commercial vehicles by special use. The applicant applied for and was granted the special use in 2013 allowing for the parking of commercial vehicles on the property.

Since the special use was only for parking of vehicles, the applicant has operated their business from two locations. All office work occurs in Belvidere (inside the PNC Bank building) and all equipment is stored on the subject property. In order to run their business more efficiently, the applicant is requesting to pre-annex the property into the City of Belvidere, rezone it to General Industrial District and apply for a special use to allow for outdoor storage. This will allow all aspects of the business to operate from one central location. In 2018 the applicant purchased the adjacent residence (now part of the subject property) to ensure that there was sufficient acreage to adhere to the City of Belvidere's Zoning Ordinance in terms of setbacks, lot coverage, screening, etc.

In addition to the granting of a special use, the Belvidere Zoning Ordinance requires the following regulations be adhered to for outdoor storage:

1. All outdoor storage areas, excluding operable vehicle storage, shall be completely enclosed by any permitted combination of buildings, structures, walls and fencing. Such walls and fencing shall be a minimum of 6 feet, and a maximum of 10 feet in height and shall be designed to completely screen all stored materials from view at an elevation of 5 feet above the grade of all adjacent properties and rights-of-way. Said walls or fencing shall be screened from residentially zoned property by a bufferyard with a minimum opacity of .80 and non-residentially zoned property by a bufferyard with a minimum opacity of .40 (see §150.607).
2. The storage of items shall not be permitted in permanently protected natural resource areas (see §150.605).
3. The storage of items shall not be permitted in required frontage landscaping or bufferyard areas.
4. In no event shall the storage of items reduce or inhibit the use or number of parking stalls provided on the property below the requirement established by the provisions of §150.704. If the number of provided parking stalls on the property is already less than the requirement, such storage area shall not further reduce the number of parking stalls already present.
5. Storage areas shall be separated from any vehicular parking or circulation area by a minimum of 10 feet. This separation shall be clearly delineated by a physical separation such as a greenway, curb, fence, or line of planters, or by a clearly marked paved area.
6. Materials being stored shall not interfere in any manner with either on-site or off-site traffic visibility, including potential traffic/traffic and traffic/pedestrian conflicts.
7. Inoperative vehicles or equipment, or other items typically stored in a junkyard or salvage yard, shall not be stored under the provisions of this land use.
8. All outdoor storage areas shall be located no closer to an adjacent zoned property than the required minimum setback for buildings on the subject property.

**TREND OF DEVELOPMENT:**

The area is comprised of two quarries, a residential subdivision, agriculture and a large pet boarding facility. The Irene Road Interchange was constructed in 2015, increasing the likelihood that the area would transition from agriculture to development.

**COMPREHENSIVE PLAN:**

The subject property is designated as "Planned Mixed Use IV" and "Planned Mixed Use II" by the Belvidere Comprehensive Plan. The Planned Mixed Use IV category encourages intensive mixed uses near a transit center with buildings four to six stories tall with offices, services, retail or upper floor residential uses; the Planned Mixed Use II category encourages mixed uses two-four stories tall with offices, services, entertainment, retail and upper floor residential.

With the diminished possibility of commuter rail locating in the area, the City is reviewing their Comprehensive Plan regarding the current transit orientated development designations.

**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 parking of commercial vehicles and limited storage of materials is already occurring on the subject property. The Belvidere Zoning Ordinance will require improved screening of the property while restricting the storage areas to the north, away from Irene and Graham Roads.

- B. Findings: The proposed special use, both its general use independent of its location and in its specific location, will not 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 and the majority of adjacent properties as a mix of transit-orientated development and mineral extraction. Outdoor storage is not an encouraged land use in transit-orientated developments, but it is part of mineral extraction land uses.

With the upcoming review and updating of the Comprehensive Plan, the area will most likely be designated for a mix of commercial and industrial development. Controlled outdoor storage is oftentimes located in these districts.

- 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 between the Irene Road Interchange and I-90 (2,500 feet) and the William Charles Quarry (600 feet) and the Plote Quarry (2,700 Feet).

The outdoor storage areas are not expected to increase the amount of traffic or congestion in the neighborhood and will not lessen the property's compatibility with nearby land uses. The site will be required to be in conformance with the intent 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 property is surrounded by a mix of agricultural, residential, mineral extraction and commercial land uses. As demand for commercial and industrial space increases, the I-90 Corridor will begin to develop. The property is within this corridor; however, restricting the outdoor storage to the northern portion of the property minimizes potential negative impacts to the existing residential properties in the area.

- E. Findings: The proposed Special Use is not 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 property is not currently served by municipal utilities and is not currently required to be served by municipal utilities. The development will continue to utilize the existing well and septic system.

- 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 outdoor storage areas. Although the majority of the adjacent properties are in agricultural production, the storage areas will be screened from view per zoning ordinance requirements.

#### **SUMMARY OF FINDINGS:**

The parking of commercial vehicles and limited storage of materials is already occurring on the subject property. The Belvidere Zoning Ordinance will require improved screening of the property while restricting the storage areas to the north, away from Irene and Graham Roads. The outdoor storage areas are not expected to increase the amount of traffic or congestion in the neighborhood and will not lessen the property's compatibility with nearby land uses.

The Comprehensive Plan shows the property and the majority of adjacent properties as a mix of transit-orientated development and mineral extractions. Outdoor storage is not an encouraged use in transit-orientated developments, but it is part of mineral extraction land uses. With the upcoming review and updating of the Comprehensive Plan, the area will most likely be



designated for a mix of commercial and industrial development. Controlled outdoor storage is oftentimes located in these districts.

The property is surrounded by a mix of agricultural, residential, mineral extraction and commercial land uses. As demand for commercial and industrial space increases, the I-90 Corridor will begin to develop. The property is within this corridor; however, restricting the outdoor storage to the northern portion of the property minimizes potential negative impacts to the existing residential properties in the area.

**RECOMMENDATION:**

The planning staff recommends the **approval** of case number **2019-10** for a special use for accessory outdoor storage at 2054/2136 Graham Road subject to the following conditions:

1. Substantial compliance with the submitted site plan.

**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. Letter submitted by Amanda Mehl, Boone County Health Department dated April 23, 2019.
6. Opinion and Overview of NRI Report 1621 submitted by the Boone County Soil and Water Conservation District.

**400-006**  
**10**

CASE 2019-10  
2054 & 2136 Graham Road  
Belrock Services, LLC  
SU

**300-010**  
**5.8**

**692**

**GRAHAM RD**

**1339.83**

**IRENE RD**



1 inch = 144 feet

IRENE RD

CASE 2019-10  
2054 & 2136 Graham Road  
Belrock Services, LLC  
SU



1339.83

IRENE RD

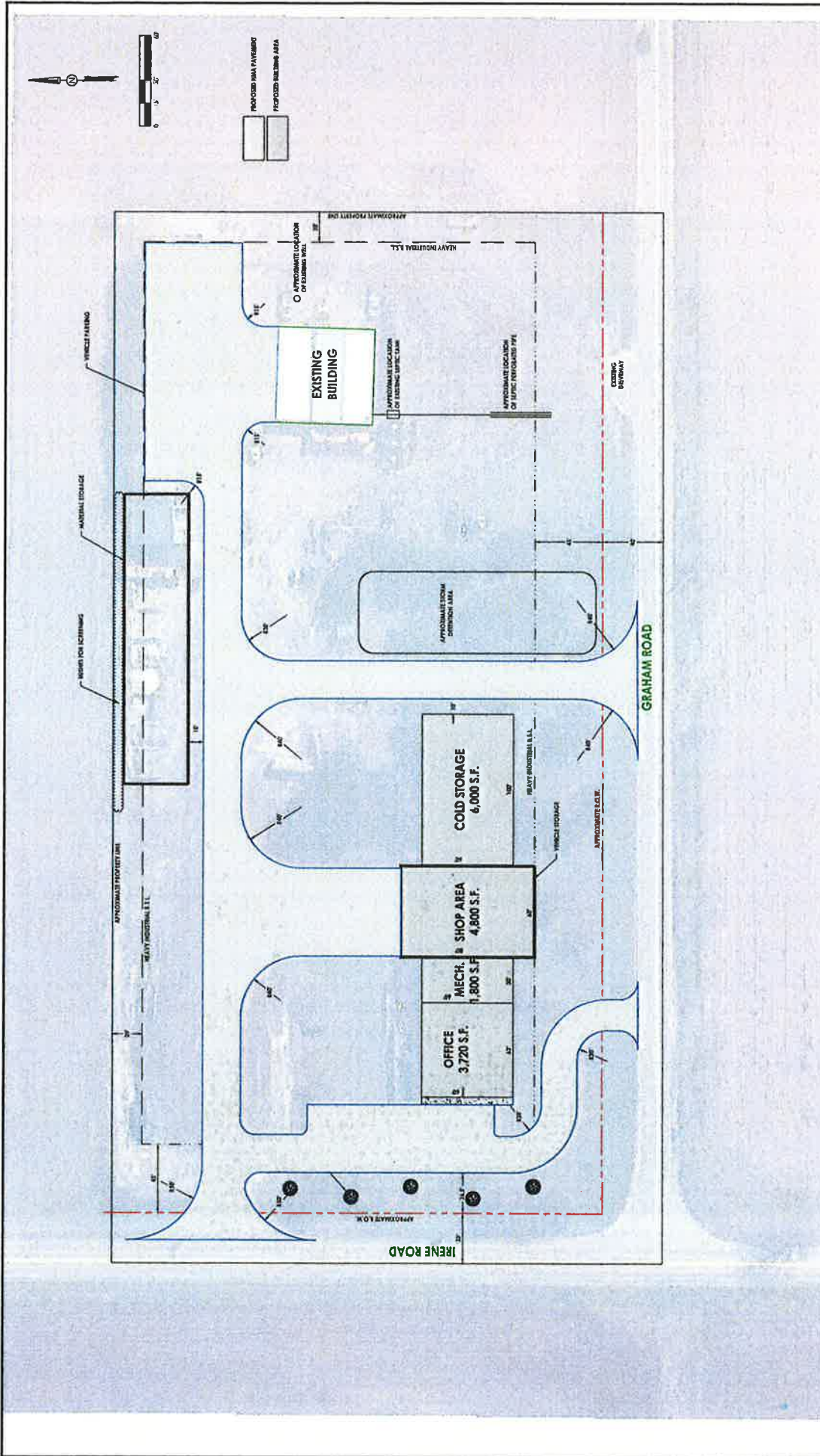


1 inch = 115 feet

## Narrative

Petitioner is an asphalt paving company that does commercial and residential paving. Petitioner's plan for development of the Property includes an office building and shop area, along with parking and some outdoor storage/parking. The Petitioner has a need to continue with improvements for the Property and wishes to relocate its office to the Property to build a larger office building, along with improved outbuildings, paved parking lot, and outdoor storage/parking.

Petitioner understands that the Property will be automatically zoned as RH Rural Holding and desires that the Property be re-zoned to the General Industrial District and Special Use for Outdoor Storage so that Petitioner can relocate its office and expand its operations with 2019 construction of a handsome building and storage facility. (See photographs and site plan attached hereto.)



**SITE ADDRESS:** 2854/2136 GRAHAM ROAD  
 BELVIDERE, ILLINOIS 61006  
**PIN:** 17-08-0000-010  
**LOT AREA:** 5.78 ACRES  
**LOT COVERAGE:** 1.84 ACRES (31.8%)

**PARKING DATA**  
 12 STANDARD PARKING SPACES  
 3 ADA PARKING SPACES  
 13 TOTAL PARKING SPACES



**G.E.S. INC.**  
 700 WEST HUNTER STREET, SUITE 1000, BELVIDERE, ILLINOIS 61006  
 PHONE: 815.291.1111 FAX: 815.291.1112  
 WWW.GESINC.COM

Belrock Panning Site Development  
 Concept Plan

PROJECT	2854/2136 GRAHAM ROAD
DATE	11/11/2011
SCALE	AS SHOWN
DRAWN BY	J.P.
CHECKED BY	J.P.
DATE	11/11/2011
SHEET	1 OF 1



**Public Health**  
Prevent. Promote. Protect.

# Boone County Health Department

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

---

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

April 23, 2019

FAX: 815-547-0789

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


Re: Case: 2019-10: Bel Rock Services, LLC, 2054/2136 Graham Road

Dear Gina,

We are in receipt of the request for a special use to permit outdoor storage for the above property.

The Boone County Health Department has no comments.

Thank you,

  
Amanda Mehl  
Administrator  
skm

## 2. Opinion of the BCSWCD Board

Belrock Services, LLC has submitted a request for a Natural Resource Information Report as part of an application for proposed annexation into the City of Belvidere, a special use for outdoor storage, and zoning change (rural holding to general industrial), in Section 4 of Flora Township. The Area of Interest (AOI) located at 2054 & 2136 Graham Road and parcel identification number is: 07-04-300-010.

The Boone County Soil & Water Conservation District Board has a

Favorable

Unfavorable

Other: \_\_\_\_\_

opinion of the proposed land use change. The Board concerns are stressed in the "Overview" section of the report. More detailed information is presented throughout the various sections of this document.

Signature of Board Chairman:

Bill Hall

on

5-9-2019



## 15. Overview

This report details information for several natural resource topics. Most of the details for individual topics are presented in a special section. This section highlights the natural resource concerns, which are most important to this site, the environment, and the community:

1. The land evaluation score for this site is 68 (Table 13) and all soils onsite are prime soils (Table 7). The BCSWCD Board has historically opposed zoning changes with land evaluation scores of 69 points or higher.
2. Hydric soils are generally not predicted at this site and less than one percent of the AOI is considered to have soils with hydric inclusions (Figure 6; Table 8).
3. No floodplains or wetlands are mapped on the AOI (Figures 5 & 8).
4. Approximately 9 acres drain through this site and surface water flow is expected to flow generally east and south (Figures 4 & 7).
5. Based on the Geology for of Winnebago and Boone Counties, this site consists of highly permeable surficial materials.
6. An informational EcoCAT has been submitted to Illinois Department of Natural Resources for their review process to determine the presence of threatened or endangered species (project number 1910586). There is no record of threatened or endangered species and the project has been closed.
7. If this special use is approved and acreage of land disturbance is greater than one acre in size, a National Pollutant Discharge Elimination System Permit (NPDES Permit) will be required. Temporary soil stabilization, control of sediment during construction and permanent site stabilization after construction is completed is required under a NPDES permit.
8. Site plans have been provided with intent to remove the current home and construct an office, maintenance shop, and facility for storage of materials (Appendix C). There were previously two wells onsite. One well has been properly abandoned to State code, and the existing is intended to be utilized (Figure 2). A septic system is also intended to be utilized onsite. If vehicle maintenance and storage of potential contaminants will take place onsite, staff should to be educated and precautions need to be taken to prevent spills and protect surface and ground water.

# BELVIDERE

## Community Development Department Planning Department

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

### April 2019 Monthly Report

Number	Project	Description	Processed
<b>Belvidere Projects</b>			
1	Cases: October	Beverly Materials (Plote), SU, 4654 Townhall Rd	9/10/2018
2	Cases: April	City of Belvidere, TA	3/13/2019
		City of Belvidere, VAR, 301 Highline Drive	3/13/2019
2	Cases: May	Bel Rock Services, LLC, MA, 2054/2136 Graham Rd	4/9/2019
		Bel Rock Services, LLC, SU, 2054/2136 Graham Rd	4/9/2019
3	Annexation	Plote, 4654 Townhall Road	
		Plote, Irene Rd and US Route 20	
		Bel Rock Services, LLC, 2054/2136 Graham Rd	4/9/2019
0	Temporary Uses	None	
3	Site Plans (New/Revised)	Fastenal, 1593 Townhall Road	4/5/2019
		Brose, 725 Logistics Drive	4/5/2019
		McDonald's, 1313 N. State Street	4/12/2019
0	Final Inspection	None	
1	Downtown Overlay Review	319/323 S. State Street, façade	4/10/2019
1	<b>Prepared Zoning Verification Letters</b>	710 North State Street	4/8/2019
1	<b>Issued Address Letters</b>	1593 Townhall Road/3381 Morreim Drive	4/3/2019
	Belvidere Historic Preservation Commission	Staff submitted a CLG Grant application, continued to organize the Awards Program, generated and distributed the History Keeper newsletter, discussed landmarking with a local property owner, processed a Certificate of Appropriateness, awarded two property maintenance grants and discussed the fall fundraiser.	
	Heritage Days	Staff continued to respond to inquiries via Facebook and e-mail, organize events, began prep work for fundraisers and float and met with other event participants.	
	Hometown Christmas	None	
<b>Poplar Grove Projects</b>			
2	Cases: April	Etes, PP, 478 S. State Street	3/25/2019
		Etes, FP, 478 S. State Street	3/25/2019
0	Cases: May		

## Planning Monthly Report Cont.

1 Issued Address Letters 231 English Oak Lane  
0 Prepared Zoning Verification Letters None

4/25/2019

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

3 Recorder's Office  
0 Other Department  
0 General Public None

Census None

### 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, boards

Prepare deposits and purchase orders for bill payments

Continue meeting with RMAP regarding planning activities

\*\*\*Attended a workshop regarding the use of pollinators in solar farms

\*\*\*Assisted with the Growth Dimensions Annual Dinner

\*\*\*Participated in the Community Action Agency's Scholarship Committee

\*\*\*Attended the Boone County Hunger Coalition's poverty summit

## CITY 2019

Date	Planner	Case	Request	Petitioner/ Address	PZC	CC1	CC2
<b>May</b>							
4/9/2019	GD	2019-08	ANNEX	Belrock Services, LLC/2054/2 136 Graham Road	5/14/2019	5/20/2019	
4/9/2019	GD	2019-09	RZ	Belrock Services, LLC/2054/2 136 Graham Road	5/14/2019	5/20/2019	
4/9/2019	GD	2019-10	SU	Belrock Services, LLC/2054/2 136 Graham Road	5/14/2019	5/20/2019	

<b>Variation</b>	<b>2</b>
<b>Map Amendment</b>	<b>1</b>
<b>Subdivision</b>	<b>1</b>
<b>Special Use</b>	<b>4</b>
<b>Annexation</b>	<b>1</b>
<b>Text Amendment</b>	<b>1</b>
<b>Temporary Use</b>	
<b>Appeals</b>	
<b>Total</b>	<b>10</b>