

**CITY OF BELVIDERE**  
**PLANNING AND ZONING COMMISSION AGENDA**  
**Tuesday, May 14, 2024**  
**City Council Chambers**  
**401 Whitney Boulevard**  
**6:00 pm**

**ROLL CALL**

**Members:**

Carl Gnewuch, CH  
Paul Engelman, VCHM  
Daniel Druckrey  
Robert Cantrell  
Art Hyland  
Alissa Maher  
Bill Bieber

**Staff:**

Gina DelRose, Community Development Planner  
Kim Whitt, Administrative Assistant

**MINUTES:** Approve the minutes of the April 9, 2024 meeting.

**PUBLIC COMMENT:**

**UNFINISHED BUSINESS:** None.

**NEW BUSINESS:**

**2024-08: Strovo (VAR):** Application of Mike Strang, 13404 Kerr St., Plainfield, IL 60585 on behalf of the property owner, Strovo Properties, LLC, 14855 Van Dyke Rd., Plainfield, IL 60544 for a variance at 810 W. Locust St. within the GI, General Industrial District (Belvidere Zoning Ordinance Section 150.105(C)(8)(G)(2)(C) Minimum Setbacks: Building to Residential Rear Lot Line: 30 feet and 150.909 Variance Review). The variance will allow for the required rear yard setback to be reduced from 30 feet to 6.5 feet along the railroad tracks to allow for a 20'x25' expansion to the easternmost personal storage building. PIN: 05-35-203-011.

**Staff (Approval); PZC ( )**

**2024-09: Replat of Lots 26 and 27 of Deer Hills Subdivision Plat 1 (RP):** The applicant is requesting plat approval of the one-lot subdivision named Replat of Lots 26 and 27 of Deer Hills Subdivision Plat 1.

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

**2024-10: Gunsteen (SU):** Application of Gunsteen Car Wash, 651 S. Sutton Rd. #305, Streamwood, IL 60107 on behalf of the property owner, DM Enterprises of Belvidere, LLC, 651 S. Sutton Rd. #305, Streamwood, IL 60107 for special uses to permit in-vehicle sales or service and indoor commercial entertainment. Specifically, a car wash with accessory retail sales with the potential for a bar and video gaming at 1125 N. State St., Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.105(C)(5)(B)(2) In-vehicle sales or service; 150.105(C)(5)(B)(2) Indoor Commercial Entertainment and 150.904 Special Use Review and Approval Procedures) in the General Business District on approximately 1.2 acres. PIN: 05-26-127-011.

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

**OTHER BUSINESS:**

**DISCUSSION:**

**Staff report**

**ADJOURNMENT**

This agenda prepared by the Belvidere Community Development Department  
For Questions or Comments call 815 547-7177  
Meeting packets can be found online at <https://www.belvidereil.gov>

**CITY OF BELVIDERE  
PLANNING AND ZONING COMMISSION**

**Minutes**

**Tuesday, April 9, 2024  
City Council Chambers  
401 Whitney Boulevard  
6:00 pm**

**ROLL CALL**

**Members Present:**

Dan Druckrey  
Art Hyland  
William Bieber  
Carl Gnewuch, CH  
Bob Cantrell  
Alissa Maher  
Paul Engelman, VC

**Staff Present:**

Gina DelRose, Community Development Planner  
Kimberly Whitt, Administrative Assistant

**Members Absent:**

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

**MINUTES:** It was moved and seconded (Cantrell/Druckrey) to approve the minutes of the March 12, 2024 meeting. The motion carried with a voice vote.

**PUBLIC COMMENT:** None

**UNFINISHED BUSINESS:** None

**NEW BUSINESS:**

**2024-05: Boone County Arts Council (SU):** Application of the Boone County Arts Council, PO Box 311, Belvidere, IL 61008 on behalf of the property owner, Mayra Olvera, 107 North State Street, Belvidere, IL for a special use to install two murals at 109 North State Street within the CB, Central Business District (Belvidere Zoning Ordinance Sections 150.1012(A)(1) and 150.904 Special Use Review and Approval Procedures). The proposed murals will be in addition to the Fred Schulte mural on the north side of the building. PIN: 05-26-434-009.

**PUBLIC HEARING FOR CASE 2024-05 OPENED: 6:02 PM**

Ms. Gina DelRose was sworn in. Ms. DelRose stated the case was published in the Boone County Journal on March 24, 2024 and notifications were sent by certified mail to property owners within 250 feet of the subject property on March 19, 2024. Ms. DelRose summarized the staff report dated April 1, 2024 and stated the recommendation is for approval of case #2024-05 for special use to install murals at 109 North State Street, Belvidere IL within the CB, Central Business District subject to 2 conditions.

Paul Engelman questioned whether or not each mural needed their own Special Use?

Gina DelRose explained, The Boone County Arts Council requested two murals for this Special Use to save money and time. Ms. DelRose also explained the Special Use is to regulate: size, material, location and installation.

Mr. Carl Gnewuch raised concern regarding standards of the mural. Concern based on discession.

Ms. DelRose explained that the city cannot regulate what the mural will depict. There are regulations that would prevent vulgarity and pornographic murals.

Ms. Debbie Carlson of Belvidere was sworn in at 6:11 pm. Ms. Carlson showed example of the existing mural at 109 N State St. and explained the future murals would be similar to the existing mural. The cost of each mural can run approximately \$5,000, to \$10,000 each.

Mr. Paul Engelman asked if local artists are used for the murals.

Ms. Carlson said yes, some murals are done by local artists. Troy Yunk and his son will be working on the next mural.

No further questions from the commission.

There were no further questions or testimony from the audience for Case #2024-05.

**PUBLIC HEARING FOR CASE 2024-05 CLOSED: 6:14 PM**

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

It was moved and seconded (Maher/Cantrell) to recommend approval of Case 2024-05, subject to 2 conditions as presented by staff. The motion carried with a 7-0 roll call vote.

Gina DelRose stated the case would move forward to City Council.

**2024-06: City of Belvidere (TA):** Application of The City of Belvidere, 401 Whitney Boulevard, Belvidere, IL 61008 for a text amendment to consider the adoption of a new comprehensive plan.

**PUBLIC HEARING FOR CASE 2024-06 OPENED: 6:16 PM**

Ms. Gina DelRose was sworn in. Ms. DelRose stated the case was published in the Boone County Journal on March 24, 2024. Ms. DelRose summarized the staff report dated April 3, 2024 and stated the recommendation is for approval of case #2024-06 for a text amendment to consider the adoption of a new comprehensive plan.

Mr. Nic Davis of Mount Prospect IL was sworn in to give a presentation of the comprehensive plan to the commission. Mr. Davis stated that he would highlight the changes based on feedback from the joint Planning & Zoning Commission and City Council meeting and public open house on 02/26/2024.

Mr. Carl Gnewuch asked the question regarding age demographic and how it effects Home Rule.

Mr. Davis explained without growth Belvidere's population could drop under 25,000 which could eliminate Home Rule.

Ms. Gina DelRose explained that the city can have stricter regulations, codes and ordinances above state rule and due to Home Rule programs like the Land Bank, are only allowed when Home Rule is in effect.

Mr. Gnewuch raised question regarding the curb cut consolidation in the new comprehensive plan.

Ms. DelRose explained the benefit of consolidation to the commission. As well as how it could guide changes to the zoning ordinance.

No further questions from commission.

There were no further questions or testimony from the audience for Case #2024-06

**PUBLIC HEARING FOR CASE 2024-06 CLOSED: 6:50 PM**

It was moved and seconded (Hyland/Maher) to recommend approval of Case 2024-06 as presented by staff, the motion carried with a 7-0 roll call vote.

Gina DelRose stated the case would move forward to City Council.

**2024-07: OM Group Belvidere Realty (SU):** Application of OM Group Belvidere Realty, 200 S. Frontage Road, Suite 310, Burr Ridge, IL 60527 on behalf of the property owner, Roger Pope, 227 Lynne Lane, Belvidere, IL 61008 for a special use to permit indoor commercial entertainment which includes video gaming at 1414 North State Street, Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.105(C)(5)(B)(2) Indoor Commercial Entertainment and 150.904 Special Use Review and Approval Procedures) in the GB, General Business District on 0.60 acres. PIN: 05-26-126-017.

**PUBLIC HEARING FOR CASE 2024-07 OPENED: 6:51 PM**

Ms. Gina DelRose was sworn in. Ms. DelRose stated the case was published in the Boone County Journal on March 24, 2024 and notifications were sent by certified mail to property owners within 250 feet of the subject property on March 19, 2024. Ms. DelRose summarized the staff report dated April 2, 2024 and stated the

recommendation is for approval of case #2024-07 for special use to permit indoor commercial entertainment which includes video gaming at 1414 North State Street, Belvidere IL within the GB, General Business District subject to 3 conditions.

Mr. Carl Gnewuch questions the status of the 50 gaming licenses allowed in the city.

Ms. DelRose stated that there have been 63 licenses requested. 40 gaming licenses have been issued, 16 of the requested have expired, 2 were denied and 5 are pending.

Mr. Carl Gnewuch, being familiar with Wing Snobs, commented that Wing Snobs do not usually serve alcohol.

Ms. DelRose stated that the state requires alcohol sales along with the gaming license. Whether or not Wing Snobs usually serves alcohol is a question for the applicant.

Mr. Mihir Patel was sworn in at 7:03 pm. Mr. Patel stated that he is also the owner of the new travel center at 1890 Crystal Parkway.

There were many questions for the applicant from the audience regarding, parking, hours of business, traffic flow, and future businesses, etc.

Ms. Gina DelRose explained the property at 1414 N State St has been zoned commercial since 1956. The restaurant, parking and hours of operation are permitted. The only portion of the special use up for discussion is the indoor commercial entertainment (gaming). The development will need to meet code and have building permits.

Mr. Paul Engelman asked about the signage for the gaming.

Mr. Patel said the only signage for gaming at this time would be inside the building. After time, with approval, there could be a 2X2 window sign for gaming.

No further questions from the commission.

There were no further questions or testimony from the audience for Case #2024-07

**PUBLIC HEARING FOR CASE 2024-07 CLOSED: 7:29 PM**

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

It was moved and seconded (Cantrell/Maher) to recommend approval of Case 2024-07, subject to 3 conditions as presented by staff. The motion carried with a 7-0 roll call vote.

Gina DelRose stated the case would move forward to City Council.

**OTHER BUSINESS:** None

**Staff Report:**

Ms. DelRose discussed there is 1 case, possibly 2 for the next meeting on May 14, 2024.

Ms. DelRose also discussed a couple upcoming community events.

**ADJOURNMENT:**

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

The meeting adjourned at 7:45 p.m.

**Recorded by:**

\_\_\_\_\_  
Kimberly Whitt  
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

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May 7, 2024

**ADVISORY REPORT**

**CASE NUMBER:** 2024-08

**APPLICANT:** Strovo, 810 W. Locust Street (VAR)

**REQUEST AND LOCATION:**

The applicant, Mike Strang, 13404 Kerr Street, Plainfield, IL 60585 on behalf of the property owner, Strovo Properties, LLC, 14855 Van Dyke Road, Plainfield, IL 60544 is requesting a variance at 810 West Locust Street within the GI, General Industrial District (Belvidere Zoning Ordinance Section 150.105(C)(8)(G)(2)(C) Minimum Setbacks: Building to Residential Rear Lot Line: 30 feet and 150.909 Variance Review). The variance will allow for the required rear yard setback to be reduced from 30 feet to 6.5 feet along the railroad tracks to allow for a 20'x25' expansion to the easternmost personal storage building. The property is irregular in shape and currently has three self-storage buildings and gravel vehicle circulation areas. PIN: 05-35-203-011.

**EXISTING LAND USE ON SUBJECT PROPERTY AND ADJACENT PROPERTY:**

**Subject property:** Personal Storage Buildings

**Adjacent property:**

**North:** Residences

**South:** Railroad

**West:** Nicor

**East:** EJR Technologies

**CURRENT ZONING ON SUBJECT PROPERTY AND ADJACENT PROPERTY:**

**Subject property:** GI, General Industrial District

**Adjacent property:**

**North and South:** SR-6, Single Family Residential-6 District

**East and West:** GI, General Industrial District

**COMPREHENSIVE PLAN:**

**Subject properties:** Mixed Residential

**Adjacent property:**

**North:** Single Family

**South, East and West:** Mixed Residential

**BACKGROUND:**

The property owner purchased the property in 2023. Since acquiring the property, they have begun working on water issues by addressing the grading and drainage of the property. They

intend to have cement drain aisles and drain inlets constructed and will regrade the property with new gravel. Additional improvement involving security, lighting and signage are anticipated as well.

The Belvidere Zoning Ordinance requires properties that are zoned general industrial to be a minimum of 20,000 square feet with a lot width of 90 feet. The total lot coverage cannot exceed 85%. Required building setbacks are 45 for the front yard, 20 feet for non-residential side yards (50 feet if abutting a residential district) and a rear yard setback of 30 feet for residential (20 feet if abutting a non-residential district). Although the railroad tracks are zoned residential, the nearest property line used for residential purposes is 100 feet away.

In 1985, a building permit was issued for the two larger personal storage buildings and in 1995 a building permit was issued for the smaller, easternmost building. Although lot coverage is not currently met, the area where the expansion is proposed is currently covered by compacted gravel, not greenspace. Any difference in stormwater run-off will be addressed during the permitting process.

Since the eastern most building is not perpendicular to the lot line, it is currently constructed at 31.5 feet at the nearest point and 37 feet at the furthest point. The applicant is requesting to construct a 25-foot addition onto the south end of the building which will reduce the building setback to 6.5 feet at the nearest and 12 feet at the furthest, creating a 23.5-foot variance. However, if the railroad tracks were zoned a non-residential zoning district like they are to the west, the required setback would be reduced to 20 feet, creating a need for a 13.5 variance instead. In order to make the addition functional, the applicant is requesting the 25-foot addition creating the need for a 23.5-foot variance at its closest point.

**TREND OF DEVELOPMENT:**

The subject property is located along West Locust Street, east of Appleton Road. The thoroughfare is developed with a mix of established residential areas (single family and multi-family), small scale industrial and commercial land uses and recreational areas. There have been no new developments in recent years.

**COMPREHENSIVE PLAN:**

The subject property is designated as "Mixed Residential" on the City of Belvidere Comprehensive Plan, adopted July 19, 1999. The Mixed Residential map category encourages a variety of residential units at densities above 8 dwelling units per acres.

**FINDINGS OF FACT:**

Per Section 150.909 (E) of the City of Belvidere Zoning Ordinance, the criteria for granting a Variance are as follows:

- A. **Findings: The requested variance is partly needed due to special conditions and circumstances existing that are peculiar to the land, structure or building involved and is not applicable to other lands, structures or buildings in the same district.**

The need to meet an increased setback due to abutting residential zoned property that is not and will most likely never become residential is not common. Having buildings laid out so they are not perpendicular to the property lot is also not common as it reduces the buildable area since the shortest distance applies to the whole building. If the non-residential setback was applied and the furthest distance instead of the nearest distance was considered, then a 17-foot expansion could be constructed. However, the applicant



is requesting a 25-foot expansion so that it is more functional. The expansion would be constructed on compact gravel instead of greenspace, minimizing the difference in lot coverage and it would be abutting railroad tracks, not an occupied property.

- B. Findings: The requested variance is not needed due to a particular hardship or difficulty arisen because of the unusual shape of the original acreage parcel; unusual topography or elevation; or because the lot was platted/created before the passage of the current, applicable zoning regulations and is not economically suitable for a permitted use or will not accommodate a structure of reasonable design for a permitted use if all area, yard, green space, and setback requirements are observed.**

The minimum lot width required for the General Industrial District is 90 feet and the minimum lot size is 20,000 square feet. The subject property exceeds both of these requirements. The difficulty the applicant is facing is not related to the configuration of the lot but the existing on-site improvements.

- C. Findings: The requested variance is not due to hardships or difficulties created from the actions of the Applicant.**

The applicant purchased the property after it had been developed as personal storage buildings. The requested expansion is part of the applicant's improvement plans for the overall site.

- D. Findings: The requested variance will not confer on the Applicant a special privilege that is denied by this subsection to the owners of other lands, structures or buildings in the same district.**

A building located less than 350 feet to the east appears to have an established setback of less than 10 feet along the railroad tracks. Belvidere adopted its first zoning ordinance in 1956 and since then has adopted numerous new ordinances, with the most recent zoning ordinance being adopted on March 6, 2006. Any property developed prior to the 2006 Zoning Ordinance may not meet current setback or lot coverage requirements. This would require variances to be approved to allow for certain improvements such as expansions.

- E. Findings: The requested variation is not the minimum variation that will make possible the reasonable use of land, structure or building.**

The property has been operating as-is since 1995. The new owners intend on making multiple improvements to the property in order to bring it closer to compliance in regards to stormwater management, lot coverage and lighting. Although expanding the middle building would require the least setback reduction, it would negatively impact vehicle circulation areas that could affect safety. By expanding the easternmost building, vehicle circulation areas are not impacted nor are areas intended to be improved for stormwater management.

- F. Findings: The subject property may yield a reasonable return if permitted to be used only under the regulations allowed in the applicable zoning district.**

The property has been operating as-is since 1995. The new owners intend on making multiple improvements to the property in order to bring it closer to compliance in regards to stormwater management, lot coverage and lighting. Although the expanding the middle building would require the least setback reduction, it would negatively impact vehicle circulation areas that could affect safety. By expanding the easternmost building, vehicle circulation areas are not impacted nor are areas intended to be improved for stormwater management.

- G. **Findings:** The granting of the variation will be in harmony with the general purpose and intent of the Zoning Ordinance, will not be injurious to the neighborhood, will not impair the adequate supply of light and air to adjacent property, will not unreasonably increase the congestion in public streets, will not unreasonably diminish property values within the surrounding area, or otherwise be detrimental to the public interest.

Reducing the rear yard setback for the easternmost building will not impact the supply of light or air to adjacent properties, will not impact traffic on the public streets or the on-site vehicle circulation patterns and not anticipated to negatively impact surrounding property owners. The properties most likely to experience any potential impacts of the variance would be the properties to the east and south. The building to the east is currently being utilized for vehicle repair with a large paved storage area along the property line and the property to the south is developed with railroad tracks.

**SUMMARY OF FINDINGS:**

The property has been operating as-is since 1995. The new owners intend on making multiple improvements to the property in order to bring it closer to compliance in regards to stormwater management, lot coverage and lighting. Although expanding the middle building would require the least setback reduction, it would negatively impact vehicle circulation areas that could affect safety. By expanding the easternmost building, vehicle circulation areas are not impacted nor are areas intended to be improved for stormwater management.

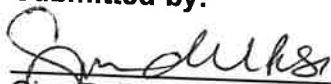
The need to meet an increased setback due to abutting residential zoned property that is not and will most likely never become residential is not common. Having buildings laid out so they are not perpendicular to the property lot is also not common as it reduces the buildable area since the shortest distance applies to the whole building. If the non-residential setback was applied and the furthest distance instead of the nearest distance was considered, then a 17-foot expansion could be constructed. However, the applicant is requesting a 25-foot expansion so that it is more functional. The expansion would be constructed on compact gravel instead of greenspace, minimizing the difference in lot coverage and it would be abutting railroad tracks, not an occupied property.

Reducing the rear yard setback for the easternmost building will not impact the supply of light or air to adjacent properties, will not impact traffic on the public streets or the on-site vehicle circulation patterns and not anticipated to negatively impact surrounding property owners. The properties most likely to experience any potential impacts of the variance would be the properties to the east and south. The building to the east is currently being utilized for vehicle repair with a large paved storage area

**RECOMMENDATION:**

The planning staff recommends the **approval** of case number **2024-08; Strovo, 810 W. Locust Street.**

**Submitted by:**



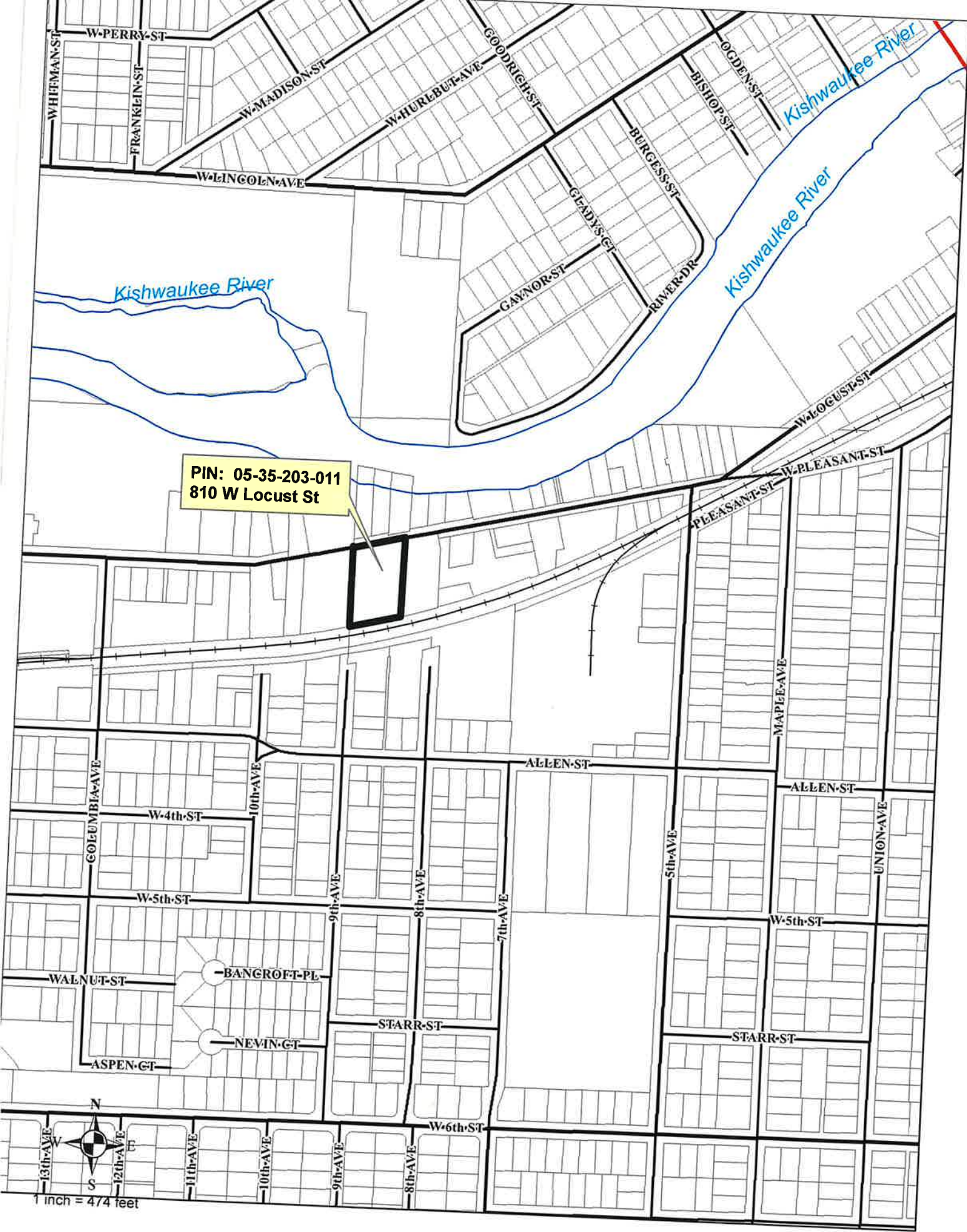
Gina DelRose,  
Community Development Planner

**PLANNING AND ZONING COMMISSION ACTION**

After the holding of the public hearing, the Planning and Zoning Commission shall make and adopt findings of fact and make its determination regarding the application as a whole. The Planning and Zoning Commission may request further information and/or additional reports from the Zoning Administrator and/or the Applicant. The Planning and Zoning Commission may take final action on the request for approval of the proposed variance at the time of its initial meeting or the proceedings may be continued for further consideration. Granting of a variance shall be considered as unique to the variance granted and shall not be construed as precedent for any other proposed variance.

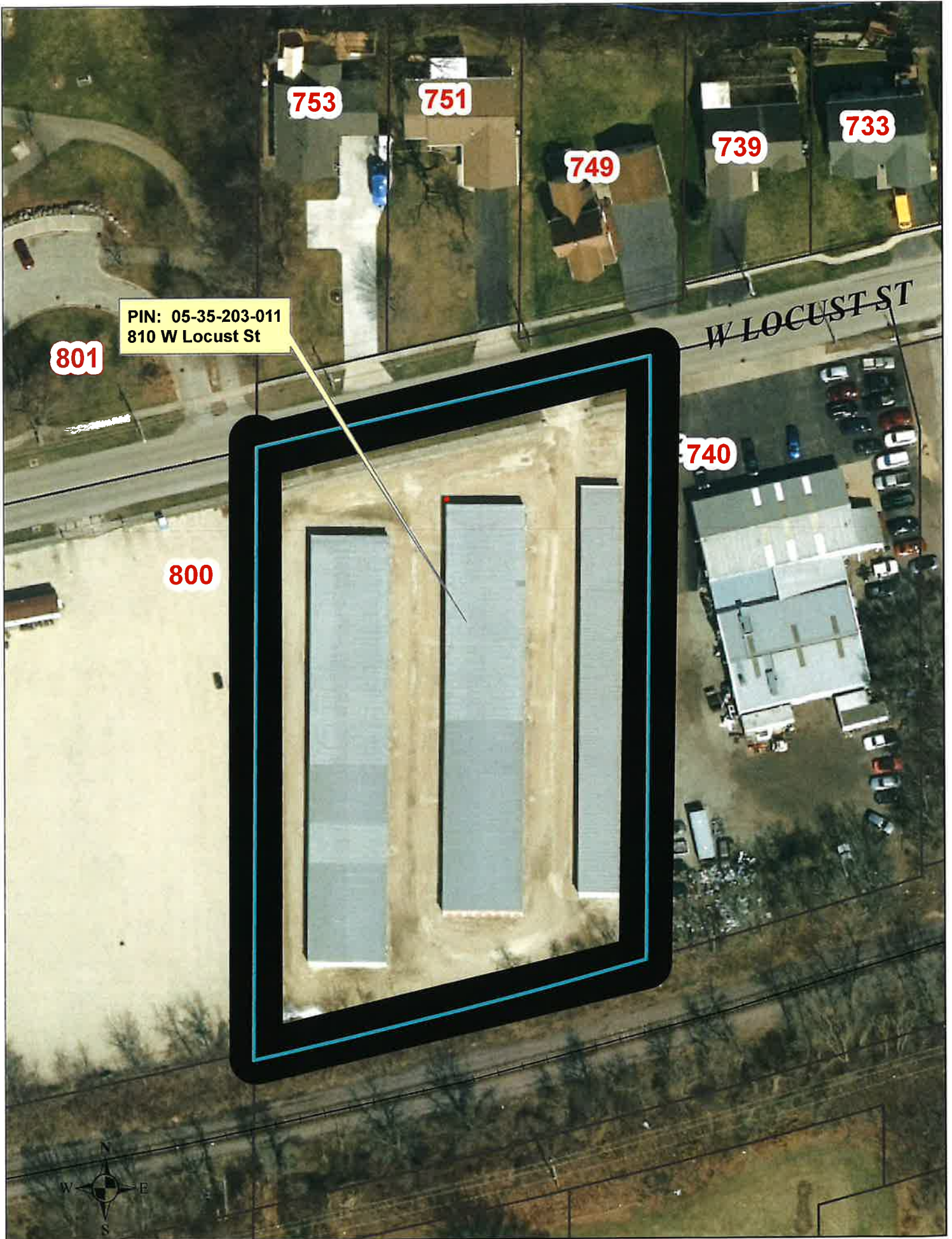
**ATTACHMENTS**

1. Location Map by the Planning Staff
2. Aerial Photo by the Planning Staff
3. Narrative submitted by the Applicant
4. Site Plans submitted by the Planning Staff
5. NRI 1756 submitted by Boone County Soil and Water Conservation District, Teagan Duffy, April 12, 2024.
6. Letter from the Boone County Health Department, Alisen O'Hearn, April 22, 2024.
7. Letter from the Belvidere Fire Department, Matthew Wittig, May 2, 2024.



**PIN: 05-35-203-011**  
**810 W Locust St**

1 inch = 474 feet



753

751

749

739

733

PIN: 05-35-203-011  
810 W Locust St

801

W LOCUST ST

740

800



1 inch = 63 feet

Dear Members of the Planning & Zoning Commission,

I am writing to formally request a variance for the rear setback requirement for a section of the rear property line of Belvidere Storage, located at 810 W. Locust St. Our request is to reduce the setback of a 20 ft section of the 210 ft rear property line, from 30 ft to 6.5 ft, in order to install a 20x25 ft storage unit building. This variance would help our plans to optimize the utilization of our property while addressing our flooding issues and enhancing the overall aesthetics of the area.

We purchased Belvidere storage on October 19<sup>th</sup>, 2023. Within a short period of time, we realized the property had flooding issues due to poor grading and improper drainage. The flooding was so bad, that two of the storage units were un-rentable and that many customers were getting water in their units during heavy rain. We contracted a Civil Engineer company, C.E.S., to survey our property and to give us a plan to solve our issue. The plan proposed makes it necessary to make significant upgrades, including the installation of cement drain aisles, adding drain inlets, and re-grading the entire property with new gravel. This is a substantial expense that was unexpected, but it is necessary to enable us to run our business properly and to save our customers from having their cherished property destroyed. I will be honest in telling you that adding 2-3 storage units will help offset some portion of this expense, but it would take decades for these added units to recoup this unwanted expense and feel this is by no means a financial gain.

The proposed area for the storage unit building is currently dead space within our property. This variance would not impact our vehicle drive aisles, turn lanes, or water drain flows. Moreover, the rear property line of Belvidere Storage backs up to the Chicago Northwestern Railroad, which is lined with trees on both sides of the tracks, making it virtually impossible to see our property from our neighbors from the South. Additionally, the adjacent properties in the rear are over 130 ft away, ensuring that our proposed development does not encroach upon neighboring properties.

We are also planning our phase II upgrades in the near future by upgrading all of our lighting with energy efficient LED with sensors, security cameras, replacing all of the gutters and downspouts and adding new signage to our buildings.

We assure you that our proposed development will not pose any adverse effects on the surrounding area. To the contrary, we feel that with our accepted variance and numerous upgrades and improvements to the property, our property will be adding positive affects to the area.

Thank you for considering our request for a rear setback variance. We believe that this variance will allow us to enhance our property, serve the needs of our community, and contribute positively to the area's development.

Sincerely,

Mike Strang

Owner, Belvidere storage

630-567-1378







**Boone County**  
**Soil & Water**  
**Conservation District**

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

12 April 2024

**SWCD NRI #: 1756**

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:** 810 W. Locust St. Belvidere, IL 61008  
**PIN(S):** 05-35-203-011

Contact	Petitioner	Owner
Mike Strang 13404 Kerr St. Plainfield, IL 60585	Same as Contact	Same as Contact
(630) 567-1378 info@strovoproperties.com		

**Request:** Variance for rear setback reduction

**Notes, if any:** By considering the current zoning, current land use, Geographical Information Systems maps, and requested variance, 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



**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](http://www.boonehealth.org)

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

April 22, 2024

City of Belvidere

Email: [GDelRose@BelvidereIL.gov](mailto:GDelRose@BelvidereIL.gov)

Community Development

Gina DelRose

401 Whitney Blvd Suite 300

Belvidere, IL 61008

**Re: Case: 2024-08; Strovo, 810 W. Locust Street**

Dear City of Belvidere,

We are in receipt of a variance request at 810 West Locust Street within the GI, General Industrial District (Belvidere Zoning Ordinance Section 150.105(C)(8)(G)(2)(C) Minimum Setbacks: Building to Residential Rear Lot Line: 30 feet and 150.909 Variance Review) The variance will allow for the required rear yard setback to be reduced from 30 feet to 6.5 feet along the railroad tracks to allow for a 20'x25' expansion to the easternmost self-storage building. PIN: 05-35-203-011.

At this time, the Boone County Health Department has no records on this property or if there are well and/or septic; no additional comment.

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

Sincerely,

Alisen O'Hearn, LEHP, REHS/RS  
Environmental Center Supervisor  
Boone County Health Department  
AT



## BELVIDERE FIRE DEPARTMENT

123 S. State St.  
Belvidere, IL 61008

Phone: (815) 544-2242

Fax: (815) 544-2278

5/2/2024

To: Gina DelRose, Community Development Planner

From: Matthew Wittig, Fire Inspector

Re: Case: 2024-08; Strovo, 810 W. Locust St

The only concerns the fire department has for this proposed plan are vehicle access lane widths and if property will be secured closed. If secured closed, a lock box will need to be installed for department access.

2015 IFC Appendix D, D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the buildings or portion thereof.

Secured entrance, 2015 IFC Section 506, 506.1 Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with UL 1037, and shall contain keys to gain necessary access as required by the fire code official.

Fire department has no other concerns currently.

Matthew Wittig  
Fire Inspector  
Belvidere Fire Department  
123 S State St  
Belvidere, IL 61008  
815-544-2242

**CITY OF BELVIDERE**  
*Community Development*



BUILDING DEPARTMENT

PLANNING DEPARTMENT

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

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May 8, 2024

**ADVISORY REPORT**

**CASE:** 2024-09    **APPLICANT:** Replat of Lots 26 and 27 of Deer Hills Subdivision Plat 1, RP

**REQUEST:**

The applicant is requesting plat approval of the one-lot subdivision named Replat of Lots 26 and 27 of Deer Hills Subdivision Plat 1.

**LOCATION:**

The subject property is northeast of Beaver Valley Road and Business Route 20 within the Deer Hills Subdivision. It is 22,877 square feet in size and developed with a single-family residence on Lot 26 (331 Whitetail Trail). PINs: 05-21-103-004 and 05-21-103-005.

**BACKGROUND:**

The subject property is currently zoned SR-6, Single Family Residential-6 District and consists of two lots, one of which is developed with a single-family residence commonly known as 331 Whitetail Trail.

The subject property is part of a larger development known as the Deer Hills development. West of Beaver Valley Road consists a large-lot subdivision known as Deer Woods II, a multi-family subdivision known as The Harbour at Beaver Creek and an undeveloped commercial area. To the east of Beaver Valley Road are the Deer Hills Plat 1 and Deer Hills Plat 2 subdivisions.

The property was annexed, rezoned, preliminary platted and had a special use for a planned development granted in June of 2005. In February of 2006, it was final platted as part of the Deer Hills Plat 1 Subdivision. The Deer Hills Plat 1 Subdivision consisted of 104 lots, 2 being non-buildable outlots.

The applicant is requesting to combine the two lots into one to increase yard space so that they may construct permitted accessory structures such as a pool on the property. Additional public improvements are not anticipated to be needed or installed.

A request for comments was sent to 19 departments, agencies, or other parties. Comments received were either addressed by the applicant or have been incorporated into the recommended conditions of approval.

**SUMMARY OF FINDINGS:**

The Replat of Lots 26 and 27 of Deer Hills Subdivision Plat 1 is in conformance with the City of Belvidere's subdivision and zoning ordinances provided the recommended conditions of approval are met.

**RECOMMENDATION:**

Planning staff recommends the **approval** of case number **2024-09** subject to the following conditions:

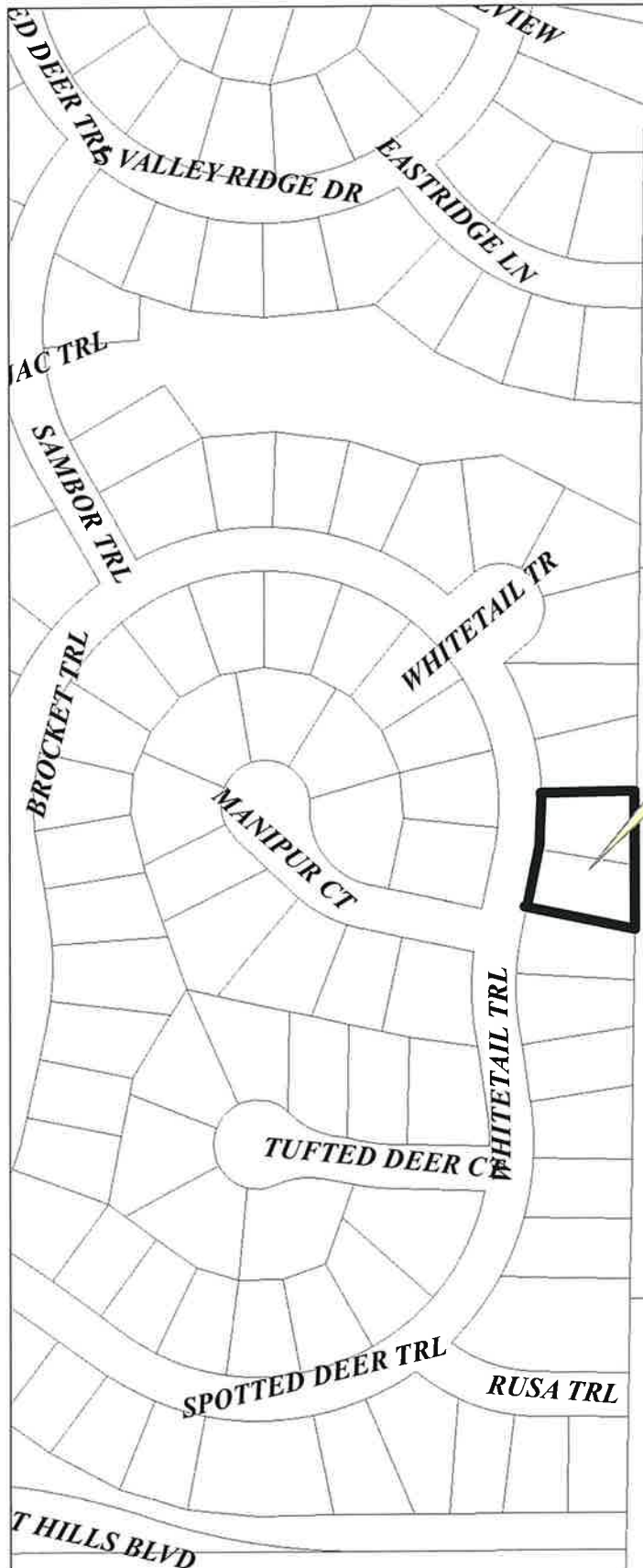
1. The title of the plat shall be changed to Replat of Lots 26 and 27 of Deer Hills Subdivision Plat 1.
2. A sidewalk in compliance with the City of Belvidere Municipal Code requirements shall be constructed across what was Lot 27.
3. The total square-footage of newly created Lot 1 shall be depicted on the plat.
4. The Surveyor's certificate block shall be changed to mirror the language in Appendix A of the Belvidere Subdivision Code.
5. The Public Works Department Approval certificate block shall be changed to mirror the language in Appendix A of the Belvidere Subdivision Code.
6. The Recorder's certificate block shall be shown on the plat as required per Appendix A of the Belvidere Subdivision Code.
7. The General Provisions Easement statement shall be shown on the plat as required per Appendix A of the Belvidere Subdivision Code.
8. The Owner's certificate block shall be plural since there are two property owners.
9. A drainage overlay needs to be submitted illustrating the single lot drainage pattern for review and approval prior to final plat approval.
10. The revised plat shall be presented to the planning department for review and approval before any signatures are obtained.
11. The plat shall be recorded with the County Recorder of Deeds within 90 days of City Council approval, unless a plat-recording extension is granted.
12. The final plat shall be in compliance with all applicable codes, ordinances and agreements unless specifically waived by the City Council.

**Submitted by:**

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

**ATTACHMENTS**

1. Location Map by Planning Staff.
2. Aerial Photo by Planning Staff.
3. E-mail from Rebecca Luginbill, Nicor Gas Company, dated April 30, 2024.
4. Memo from Brent Anderson, Belvidere Public Works Department, May 8, 2024.
5. Replat of Lots 26 and 27 of Deer Hills Subdivision Plat 1 by JLH Land Surveying, Inc. dated 4/9/24.



2024-09 RP  
PIN: 05-21-103-005 & 05-21-103-004  
REPLAT OF LOTS 26 & 27  
DEER HILLS PLAT 1



1 inch = 237 feet



341

339

336

2024-09 RP  
PIN: 05-21-103-005 & 05-21-103-004  
REPLAT OF LOTS 26 & 27  
DEER HILLS PLAT 1

327

323

WHITETAIL TRL



1 inch = 47 feet

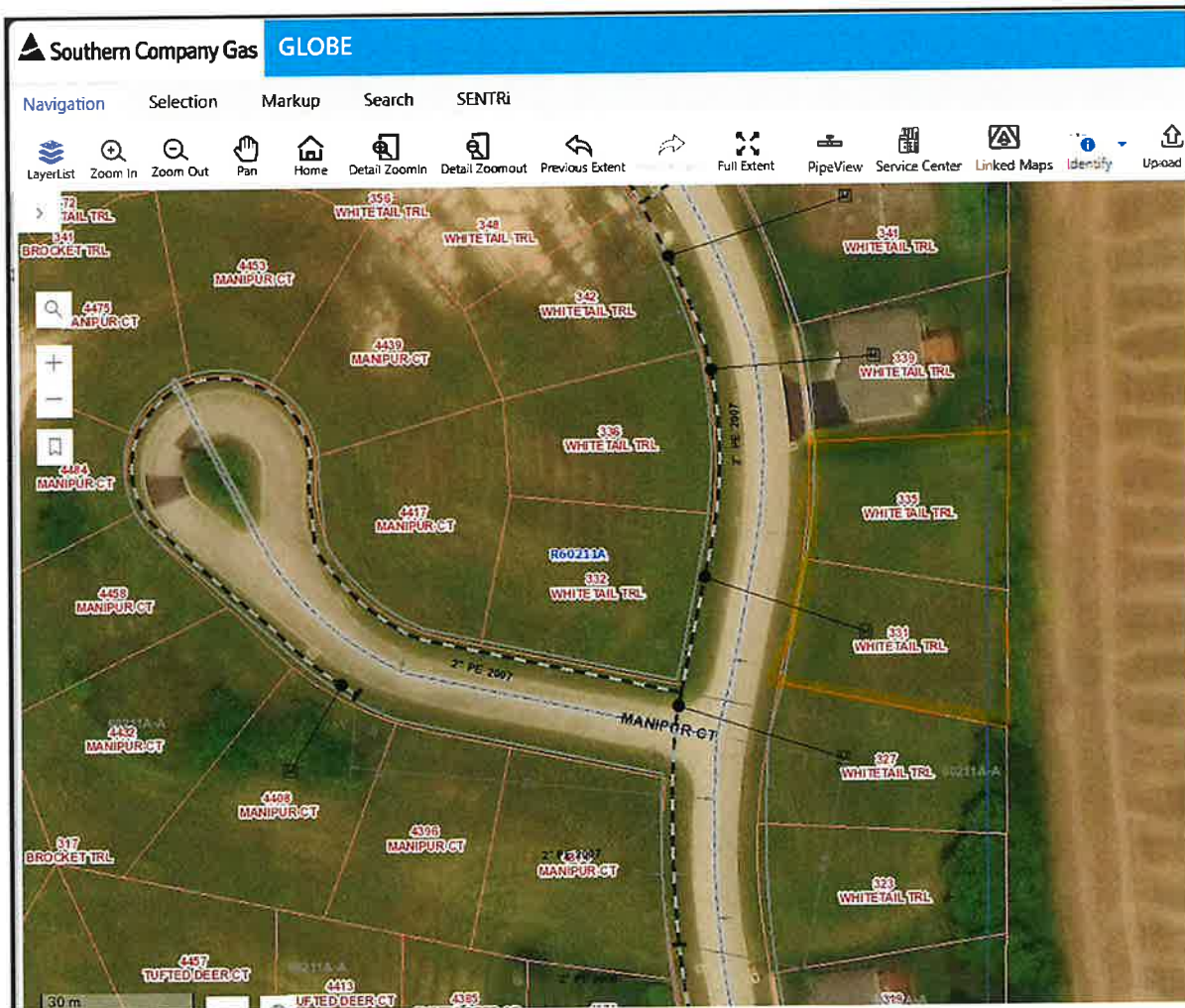
# Gina Delrose

**From:** Luginbill, Rebecca <X2RLUGIN@SOUTHERNCO.COM>  
**Sent:** Tuesday, April 30, 2024 9:01 AM  
**To:** Gina Delrose  
**Subject:** 2024-09: Replat of Lots 26 and 27 of Deer Hills Subdivision Plat 1

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 –

I have reviewed the plat of consolidation and we do not have any objection.



Rebecca Luginbill  
Land Management  
Nicor Gas Company  
1844 Ferry Road  
Naperville, IL 60563  
[x2rlugin@southernco.com](mailto:x2rlugin@southernco.com)

# Memo

**To:** Gina DelRose, Community Development Planner  
**From:** Brent Anderson, Director of Public Works  
**Date:** 5/8/2024  
**Re:** Review of Re-Plat of Lots #26 & #27 of Plat #1 of Deer Hills Subdivision (Case #2004-09)

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

1. A drainage overlay needs to be submitted with this replat illustrating the single lot drainage pattern.



CITY OF BELVIDERE

*Community Development*



BUILDING DEPARTMENT

PLANNING DEPARTMENT

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

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May 8, 2024

**ADVISORY REPORT**

**CASE NO:** 2024-10

**APPLICANT:** Gunsteen, 1125 N. State Street (SU)

**REQUEST AND LOCATION:**

The applicant, Gunsteen Car Wash c/o Daniel Gunsteen, 651 S. Sutton Road, Ste 305, Streamwood, IL 60107 on behalf of the property owner, DM Enterprises of 651 S. Sutton Road, Ste 305, Streamwood, IL 60107 for a special use to permit in-vehicle sales or service and a special use to permit indoor commercial entertainment. Specifically, a car wash with accessory retail sales with the potential for a restaurant, bar and video gaming at 1125 N. State Street, Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.105(C)(5)(B)(2) In-vehicle sales or service; 150.105(C)(5)(B)(2) Indoor Commercial Entertainment and 150.904 Special use Review and Approval Procedures) in the GB, General Business District on approximately 1.2 acres. PIN: 05-26-127-011. The property is irregular in shape and developed with a parking lot.

**EXISTING LAND USE ON SUBJECT PROPERTY AND ADJACENT PROPERTY:**

**Subject property:** Vacant

**Adjacent property:**

**North:** Storage for Boone County Government

**South:** KFC Restaurant and Belvidere Wine and Spirits

**West:** Little Caesars Restaurant

**East:** Multi-tenant Commercial Building

**ZONING ON SUBJECT PROPERTY AND ADJACENT PROPERTY:**

**Subject property:** GB, General Business District

**All Adjacent properties:** GB, General Business District

**COMPREHENSIVE PLAN:**

**Subject property:** General Business (Commercial on new Plan)

**All Adjacent properties:** General Business (Commercial on New Plan)

**BACKGROUND:**

The Zoning Ordinance requires properties that are zoned General Business to be a minimum of 20,000 square feet and a lot width of 100 feet at the building line. The subject property is part of the Dixon Commercial Subdivision which was platted in 2017, is 53,400 square feet and has a lot width in excess of 100 feet. The property was previously developed with a two-story stone

residence which was moved in order to allow for the construction of a Shell gas station in 1968. In 1980 the gas station was replaced with a restaurant which later became a bar. Eventually all buildings were removed and the property became additional parking for Belvidere Motors which was located to the north. Belvidere Motors opened in 1989 and had replaced a grocery store that was open since 1965.

Beginning in 2021 the subject property has repeatedly been cited for property maintenance and zoning ordinance violations for tall grass, weeds and garbage on the property. These have resulted in two tickets being issued which have since been paid in full and forced mowings being conducted on the property 14 times which the property owner has reimbursed the City for all but the most recent one.

The applicant is proposing to construct a 5,349 square-foot automatic car wash with its primary entrance off of North State Street and a secondary entrance off of Fairgrounds Road. In addition to the car wash, there will be outdoor vacuum stations and pet wash. There will also be a 2,168 square-foot area within the building where the requested indoor commercial entertainment will be located (see attached narrative and site plan). It is anticipated that approximately 300 cars will utilize the car wash per day. Additional traffic could be generated for the commercial sales portion of the building. There is adequate parking to serve both the car wash patrons and the indoor commercial entertainment patrons.

On February 3, 2020 the Belvidere City Council approved Ordinance 482H granting the applicant a special use for the car wash development. Extensions for the start of the special use were granted in 2021 and 2022. In 2023, the applicant reapplied for the special use to allow a car wash (in-vehicle sales and service) and also requested a special use for indoor commercial entertainment to allow for alcohol sales and video gaming in the end unit of the car wash that was originally anticipated to be automotive related retail sales. In 2024 an extension was requested but denied by the City Council. The applicant has reapplied with a similar request to the one made in 2023, however, several of the significant architectural features of the building have been removed. Due to the high visibility of the property and the numerous façade upgrades and new construction along North State Street, updated architectural drawings will be a condition of approval. In addition to revised architectural drawings, landscaping and photometrics plans in compliance with the Belvidere Zoning Ordinance, civil drawings and construction drawings confirming compliance with municipal ordinances such as building, fire (access off of Fairgrounds Road) and stormwater management codes will need to be submitted and approved prior to the issuance of any construction permits.

In 2018, there were two special uses approved for automatic car washes on the south end of Belvidere. One is located on Logan Avenue and the other along Grant Highway adjacent to the Speedway gas station. In 2023, a special use was granted for an automatic car wash in the Gateway Center Subdivision. Belvidere has a mix of self-serve, automatic and full-service car washes spread throughout the city limits. There have been 9 other indoor commercial entertainment special uses approved within 1,250 feet of the property, eight of them are in operation.

The Zoning Ordinance was updated in 2006 requiring a special use for Indoor Commercial Entertainment. Bars and taverns that were in existence prior to that date have been considered "grandfathered" for the bar use. In 2013, Illinois State Law allowed municipalities to determine that video gaming would be permitted within their jurisdiction. The State limits the number of machines to six per establishment and every establishment must have a liquor license that allows for the pouring of alcohol (except for those that qualify as a truck stop). In 2013,

Belvidere voted to allow video gaming and in 2023, the City Council voted to increase the limit the number of gaming establishments to from 40 to 50. The applicant is aware that granting the special use does not guarantee them a license.

**TREND OF DEVELOPMENT:**

The property is located at the corner of North State Street and Fairgrounds Road. Recent redevelopments have been the Dairy Queen Grill and Chill north of the property and Belvidere Wine and Spirits. Boone County owns and occupies the property adjacent (north) of the subject property but are in the process of relocating and have listed the property for sale.

**COMPREHENSIVE PLAN:**

The subject property is designated as "General Business" by the City of Belvidere Comprehensive Plan, adopted July 15, 1999. The General Business map category encourages indoor commercial, office, institutional, and controlled outdoor display land uses, with moderate landscaping and signage. The new Comprehensive Plan (not in effect yet) shows the property as Commercial.

**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.**

Car washes and other vehicle-orientated businesses are commonly found along North State Street. The site plan reduces potential negative impacts by requiring vehicles to drive through a parking area prior to exiting the parking lot, allowing for any water to collect in the parking area instead of onto North State Street.

North State Street is comprised of several indoor commercial entertainment land uses and even more restaurants. The property is located at an intersection involving roads that become state routes, lending to its appeal as a site for commercial development for those already traveling past (car wash) and for those traveling to a specific destination (indoor commercial entertainment).

- 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 and the surrounding areas as General Business. The general business category calls for indoor commercial, office, institutional, and controlled outdoor display land uses, with moderate landscaping and signage. The proposed car wash and indoor commercial entertainment land uses meet the intent of the Comprehensive Plan.

- 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.

According to the Illinois Department of Transportation's 2022 traffic counts there are 9,700 vehicles that travel along the adjacent portion of North State Street daily and 4,900 vehicles that travel along the adjacent portion of Fairgrounds Road (Illinois Route 76) daily.

The proposed car wash is expected to service approximately 300 vehicles a day. Not all the vehicles served will be traveling on North State Street and Fairgrounds Road for the sole purpose of patronizing the subject property. Vehicle-orientated businesses often draw from the existing traffic. Some of those patrons will also frequent the indoor commercial entertainment business in addition to those traveling to the site just for the bar and video gaming.

Although the property has been vacant for some time, it has been gas station, a restaurant and a bar previously. Like many properties along North State Street, it has been redeveloped several times.

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

When Little Caesars was developed, the parking lot was designed to serve as a cross access point to the subject property, encouraging shared patronship. However, the special use is designed in such a way that there will be no cross access with the property to the north, potentially limiting its ability to redevelop. When that property redevelops, it will have reduced visibility to North State Street and it will have to be orientated towards Fairgrounds Road which provides access to several non-residential properties as well as a connection to US Route 20.

In recent years there have been numerous improvements made to businesses along North State Street between Fairgrounds Road and US Route 20/North Appleton Road. Both Hamblock Ford and Kunes Auto Group have reinvested in their properties, Rock Valley College converted the former ShopKo building into their Advanced Technology Center, Jimmy John's relocated to a vacant building, Little Caesars, Taco Bell, and Dairy Queen constructed a new building while KFC and McDonald's underwent façade upgrades. The property to the north of the subject property is currently for sale and may result in additional reinvestment into the community.

In order to not detract from the reinvestment occurring along North State Street, conditions of approval regarding lot layout and building design will be required.

- 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 part of a platted subdivision in which adjacent lots are developed and served with municipal utilities. Extension of the existing utilities to serve the proposed development is required.

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

Other than limited noise, staff is not aware of any negative impacts the other car washes have generated and staff is not aware of any negative impacts indoor commercial entertainment land uses have generated.

The negative impacts most likely to be created would be due to the layout of the development and façade design. Development of the property has the potential to negatively impact the redevelopment of the property to the north as well as the aesthetics of North State Street.

**SUMMARY OF FINDINGS:**

Car washes and other vehicle-orientated businesses are commonly found along North State Street. The site plan reduces potential negative impacts by requiring vehicles to drive through a parking area prior to exiting the parking lot, allowing for any water to collect in the parking area instead of onto North State Street.

North State Street is comprised of several indoor commercial entertainment land uses and even more restaurants. The property is located at an intersection involving roads that become state routes, lending to its appeal as a site for commercial development for those already traveling past (car wash) and for those traveling to a specific destination (indoor commercial entertainment). The proposed car wash is expected to service approximately 300 vehicles a day.

When Little Caesars was developed, the parking lot was designed to serve as a cross access point to the subject property, encouraging shared patronship. However, the special use is designed in such a way that there will be no cross access with the property to the north, potentially limiting its ability to redevelop. When that property redevelops, it will have reduced visibility to North State Street and it will have to be orientated towards Fairgrounds Road which provides access to several non-residential properties as well as a connection to US Route 20.

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negatively impact the redevelopment of the property to the north as well as the aesthetics of North State Street. In order to not detract from the reinvestment occurring along North State Street, conditions of approval regarding lot layout and building design will be required.

**RECOMMENDATION:**

Planning staff recommends the **approval** of case number **2024-10** subject to the following conditions:

1. Substantial compliance with the site plan dated 6/19/2023.
2. Substantial compliance with the formerly submitted elevations especially in regards to roof design, windows and awnings.
3. A full site plan shall be submitted to and approved by the staff (building, public works, fire, planning, etc.) prior to the issuance of building permits. This special use request is for the land uses of in-vehicle sales and service and indoor commercial entertainment only, no other deviations of the zoning ordinance are granted.
4. A stormwater drainage plan and calculations will need to be provided to the Public Works Department supporting the decrease in impervious area of the new development from the existing conditions.

**Submitted by:**

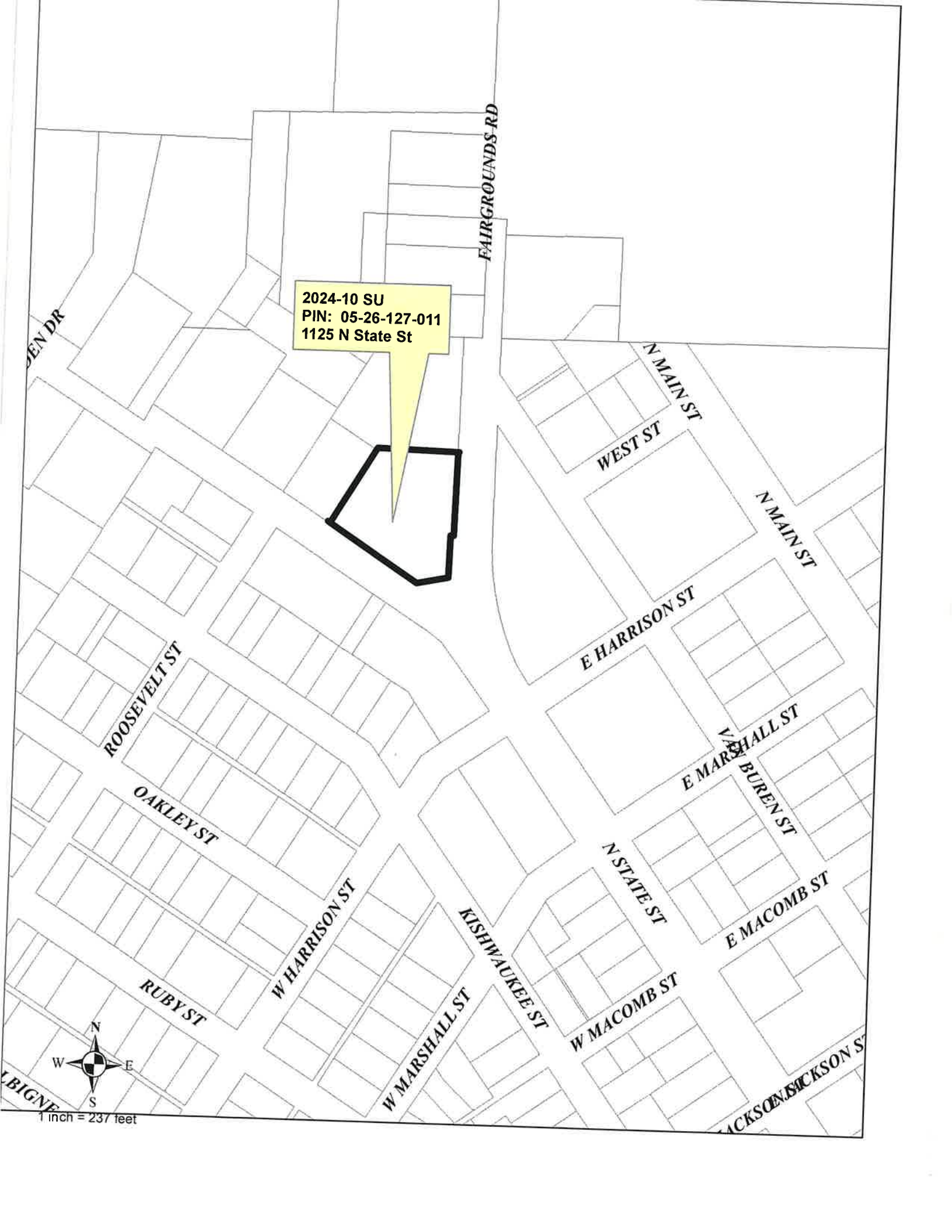
  
Gina DelRose,  
Community Development Planner

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

The Planning and Zoning Commission shall make and forward findings of fact as to the compliance of the proposed planned development with the standards 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 planned development.

**ATTACHMENTS:**

1. Location Map by Planning Staff.
2. Aerial Photo by Planning Staff.
3. Narratives as Submitted by the Applicant.
4. Site Plan dated 6/19/2023 Submitted by the Applicant.
5. Proposed Elevations Submitted by the Applicant.
6. Formerly Submitted Elevations
7. NRI 1633 submitted by the Boone County Soil and Water Conservation District, Jennifer Becker, December 22, 2019.
8. Letter submitted by the Boone County Health Department, Alisen O'Hearn, April 19, 2024.
9. Letter submitted by the Belvidere Fire Department, Matthew Wittig, May 2, 2024
10. Letter submitted by the Belvidere Public Works Department, Brent Anderson, May 3, 2024.



2024-10 SU  
PIN: 05-26-127-011  
1125 N State St



1 inch = 237 feet



2024-10 SU  
PIN: 05-26-127-011  
1125 N State St

**1201**



1 inch = 40 feet

Exhibit - Zoning Application Narrative

To: City of Belvidere – Community Development Dept.  
From: Arc Design Resources, Inc./ Extreme Clean Car Wash (Dan Gunsteen)  
Date: April 16, 2024  
Re: Special Use Narrative

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We hereby submit a formal request for a **Special Use Permit at 1125 N State Street for the use of a carwash and Indoor Commercial Entertainment**. The property, situated at the intersection of N State Street and Fairgrounds Road, has remained largely vacant for several years, significantly detracting from the visual appeal of the North State Street business corridor. This submittal is due to the expiration of a previously applied for special use. The contents are substantially the same as previous submittals.

**Project Overview:**

- The proposed development aims to revitalize the existing and deteriorating asphalt parking lot, which was previously utilized as a car auto sales lot and now stands vacant.
- Our application seeks approval for the establishment of an automated, express drive-through car wash facility and a bar/video gaming facility on this site.
- The primary objective of this supporting documentation is to furnish the City with essential information

**Proposed Use: Express Car Wash & Restaurant/Gaming facility**

- Our enclosed application pertains to special use permit within the GB-General Business district to accommodate the Carwash use and Indoor Commercial Entertainment use.
- The express wash model represents a modern alternative to outdated “self-serve” car washes, aligning with consumer preferences for more automated services and caters to a clientele base seeking efficient service at a lower price point.
- Unlike traditional gas station car washes, our approach incorporates an advanced pulley system, significantly reducing waiting times for customers.
- The car wash owner, Mr. Dan Gunsteen of Extreme Clean Car Wash (MKD Enterprises), brings extensive experience from similar successful facilities.
- By replacing the existing dilapidated asphalt parking lot, our proposed development will contribute to much-needed infill development within the City.

**Construction:**

- Mr. Gunsteen, an experienced electrical contractor, has consistently acted as his own general contractor on previous sites and prioritizes local and union labor to ensure successful project completion.
- Historically, similar sites have generated 30 or more temporary positions during construction, which typically lasts around 90 to 100 days.

**Materials:**

- The building will feature a masonry finish on all four sides.
- The exposed roof will be a standing seam metal roof.
- The trash enclosure area will be constructed using similar materials.

**Employees/Operations:**

- The Car Wash is anticipated to create a rotating staff of 15 employees with 4-6 employees on site at a time.
- The 15 employees will feature a mix of full-time and part-time staff.
- We aim to hire staff from within a 5 to 6-mile radius of the facility, allowing us to call in additional help if needed.
- A shift manager, who is always on-site during operating hours, is responsible for daily operation, customer support and customer satisfaction.
- 1 employee is designated for lot maintenance and trash.
- Trash pick-up typically occurs twice a week up to 3 times depending on need, between 4am and 6am.

**Hours of Operation:**

- The Car Wash facility is anticipated to be open daily from 7 am to 9 pm during daylight savings, 8 pm during winter

**Other Site Features:**

- Complimentary vacuum stations will be available to patrons.
- A vending room will be situated at the front of the building.
- An indoor pet wash station allows patrons to bring their dogs or cats for a convenient pet wash experience

**Lighting:**

- LED lighting will be fully cut off to avoid impacting the apartments and will comply with the City of Belvidere's requirements.
- Lighting will be reduced to security lighting within an hour of the close of business.

**Sound:**

- The buildings have been redesigned to incorporate vacuum motors and indoor equipment.
- Air lift doors will be installed at exit end to reduce dryer sound
- "No loud music" signs will be posted and strictly enforced

- All vacuum main cylinder equipment is located inside building, with only the hose ends exposed to the environment.

**Security:**

- The development will feature 36 remotely monitored cameras accessible via the owner's computer and phone, as well as by the security company.
- Traditional security systems tied to the local police station are also proposed.

**Screening and Landscaping:**

- Landscaping will adhere to ordinances for foundation, building area, total paved area, and street frontage.

**Traffic and Access:**

- An average of 300 washes per day is anticipated
- Existing access on N. State Street will be maintained.
- The site access on Fairgrounds Road will also be modified, but remain in approximately the same location.
- The recently upgraded sidewalk will remain, providing pedestrian access to the site.

**Stormwater Impacts:**

- The existing (former) auto dealer property lacks any stormwater detention measures and is predominantly paved.
- The new development will reduce the paved surface area and therefore reduce the runoff from the site when compared to the existing conditions.
- The proposed development will obtain the necessary permits including submitting the SWPPP to the IEPA and making the necessary supporting documents available to the Boone County Soil & Water Conservation District as indicated in SWCD NRI# 1663 – issued December 22, 2019. After discussing with Teagan Duffy at the Boone County Soil and Water Conservation District, we have determined that a new Natural Resources Inventory (NRI) is unnecessary at this time. The previous NRI remains valid due to the similarities between the existing development and the proposed project and the elapsed time is less than 5 years.

**Signage:**

- All signage will adhere to the code.
- Building signs will be placed on the south side (facing N State St) and on the east side.





**April 15, 2024**

**Gina DelRose**  
Community Development Planner  
City of Belvidere  
401 Whitney Boulevard, 61008

**RE: Extreme Clean Car Wash**  
1125 North State Street  
Belvidere, Illinois

**Dear Ms. DelRose,**

We understand that the approval for the SUP has expired for this site and it has been requested of us to provide staff a summary of the differences between the proposal to date vs. what was previously submitted and approved.

The design changes performed since then are large in part due to rising construction costs. The design outline of the building is the same however has the below differences:

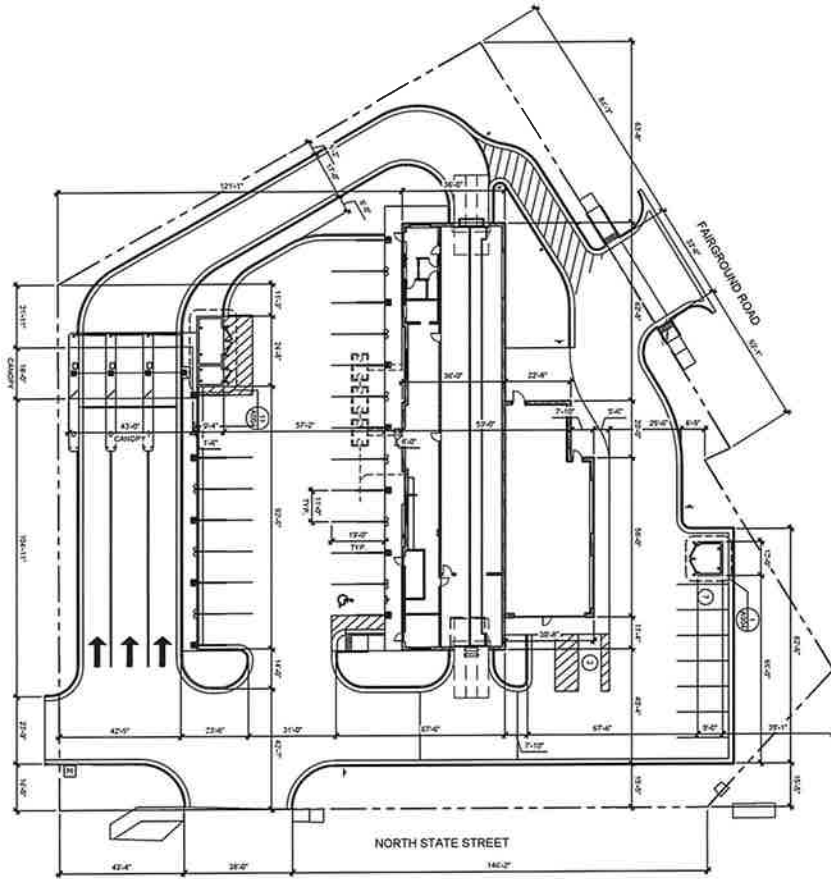
- The building area now has a gross square footage of 7517 square feet broken down into 5,349 square feet for the car wash tunnel and an addition of 2,168 square feet for the proposed attached restaurant vs the original 5349 sq. ft. design without the proposed restaurant.
- Previous in-house designs consisted of removing the windows in the towers and minimizing the windows on all sides of the building. As well as discussions of proposing a flat roof system for the towers.
- The windows have been removed from the entrance and exit towers and replaced with Nichiha decorative panels. There is no change in the stone veneer on the corners of the towers and at ground level.
- As a result of the above change, we were able to simplify construction by extending the block wall up into the tower and reduce the amount of steel and wall construction types needed to support the previously submitted window system.
- Reduced the number of windows all sides of the building.
- We have also revised the floor plan to better accommodate car wash functionality, construct cost and provide a better working environment by eliminating much of the block walls in the office and operational areas.

Please feel free to contact me should you have any questions.

**Sincerely,**

**Christopher M. Starke**  
WT Group | Design & Program Management | Project Manager

1 SITE PLAN



EXCAVATION NOTES

1. ASSUME ALL SOIL REMAINS PRESERVE TO BE 2000 P.S.F. REMOVE ALL
2. PROVIDE EROSION CONTROL MEASURES TO PREVENT SOIL LOSS AND STABILIZE EXPOSED SOIL SURFACES
3. PROVIDE SLOPE PROTECTION TO PREVENT SOIL LOSS AND STABILIZE EXPOSED SOIL SURFACES
4. PROVIDE SLOPE PROTECTION TO PREVENT SOIL LOSS AND STABILIZE EXPOSED SOIL SURFACES
5. PROVIDE SLOPE PROTECTION TO PREVENT SOIL LOSS AND STABILIZE EXPOSED SOIL SURFACES
6. PROVIDE SLOPE PROTECTION TO PREVENT SOIL LOSS AND STABILIZE EXPOSED SOIL SURFACES
7. PROVIDE SLOPE PROTECTION TO PREVENT SOIL LOSS AND STABILIZE EXPOSED SOIL SURFACES

PREPARE & VACUUM CANOPY DESIGN / BUILD NOTES

1. PROVIDE CONSTRUCTION OCCUPANTS AND STRUCTURAL CONSULTING
2. PROVIDE CONSTRUCTION OCCUPANTS AND STRUCTURAL CONSULTING
3. PROVIDE CONSTRUCTION OCCUPANTS AND STRUCTURAL CONSULTING
4. PROVIDE CONSTRUCTION OCCUPANTS AND STRUCTURAL CONSULTING
5. PROVIDE CONSTRUCTION OCCUPANTS AND STRUCTURAL CONSULTING
6. PROVIDE CONSTRUCTION OCCUPANTS AND STRUCTURAL CONSULTING
7. PROVIDE CONSTRUCTION OCCUPANTS AND STRUCTURAL CONSULTING

AGREEMENT SIGNATURE HAS NOT BEEN PROVIDED  
 SIGNATURE ON THIS SITE PLAN IS BASED ON  
 BY ACCORDANCE A CURRENT SURVEY SHOULD  
 CONSTRUCTION

AQUATIC \ CIVIL \ MECHANICAL \ ELECTRICAL \ PLUMBING \ TELECOMMUNICATION \ STRUCTURAL \ ACCESSIBILITY CONSULTING DESIGN & PROGRAM MANAGEMENT \ LAND SURVEYING

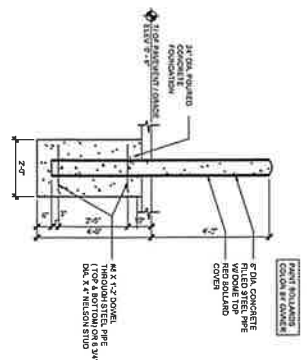


NEW TUNNEL CARWASH  
 1125 NORTH STATE STREET  
 BELVIDERE, ILLINOIS 61008  
 EXTREME CLEAN EXPRESS CARWASH

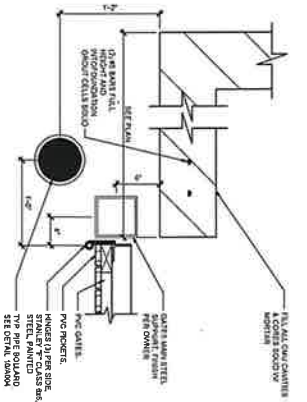
**WT GROUP**  
 Engineering with Precision, Passion and Purpose  
 2873 Preston Avenue (South) Easton, IL 61842  
 T 217.233.8211 F 217.233.8212  
 www.wtgroup.com

DATE: 6/12/2023  
 CLEB: 6129293  
 A001 SITE PLAN

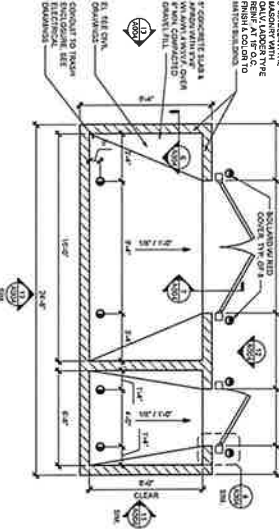




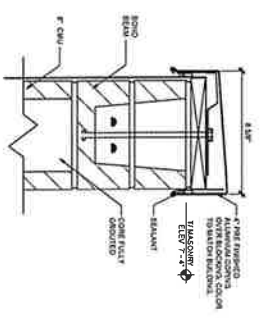
10 TYPICAL BOLLARD DETAIL  
SCALE: 1/2" = 1'-0"



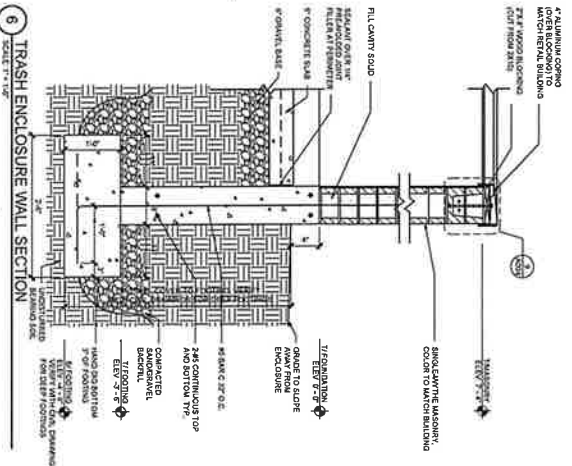
8 ENCLOSURE GATE DETAIL  
SCALE: 1/2" = 1'-0"



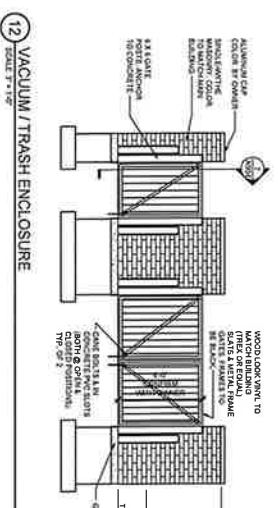
11 VACUUM / TRASH ENCLOSURE  
SCALE: 3/4" = 1'-0"



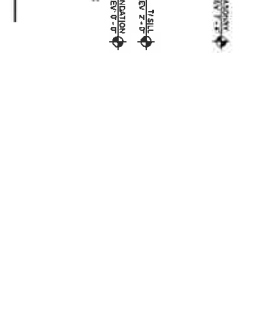
9 ENCLOSURE COPING DETAIL  
SCALE: 3/4" = 1'-0"



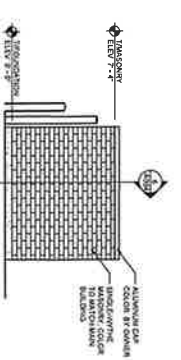
6 TRASH ENCLOSURE WALL SECTION  
SCALE: 1/2" = 1'-0"



12 VACUUM / TRASH ENCLOSURE  
SCALE: 3/4" = 1'-0"



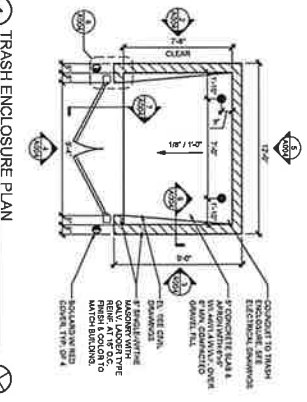
9 ENCLOSURE COPING DETAIL  
SCALE: 3/4" = 1'-0"



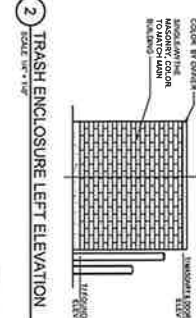
12 VACUUM / TRASH ENCLOSURE RIGHT ELEVATION  
SCALE: 3/4" = 1'-0"



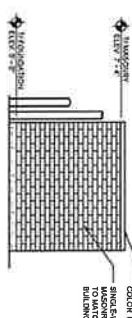
7 TRASH ENCLOSURE GATE SECTION  
SCALE: 1/2" = 1'-0"



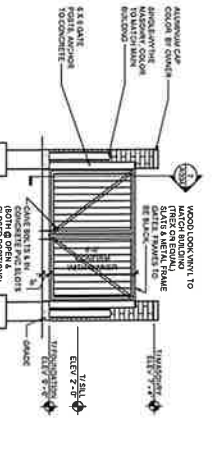
1 TRASH ENCLOSURE PLAN  
SCALE: 1/2" = 1'-0"



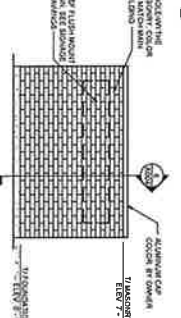
2 TRASH ENCLOSURE LEFT ELEVATION  
SCALE: 1/2" = 1'-0"



3 TRASH ENCLOSURE RIGHT ELEVATION  
SCALE: 1/2" = 1'-0"



4 TRASH ENCLOSURE FRONT ELEVATION  
SCALE: 1/2" = 1'-0"



5 TRASH ENCLOSURE REAR ELEVATION  
SCALE: 1/2" = 1'-0"

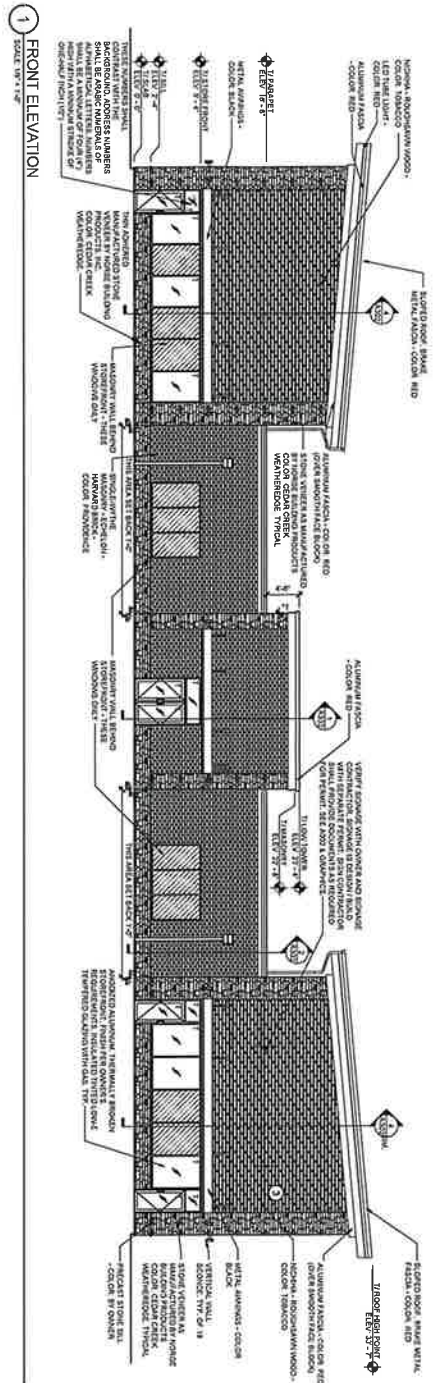




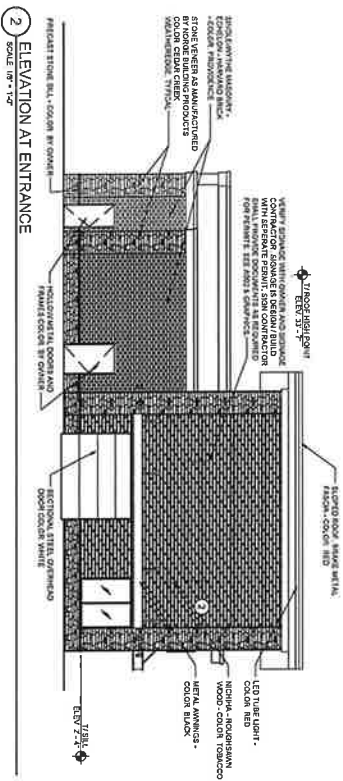




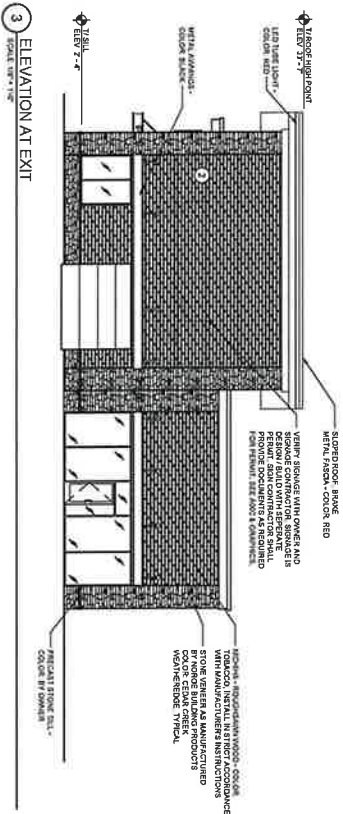




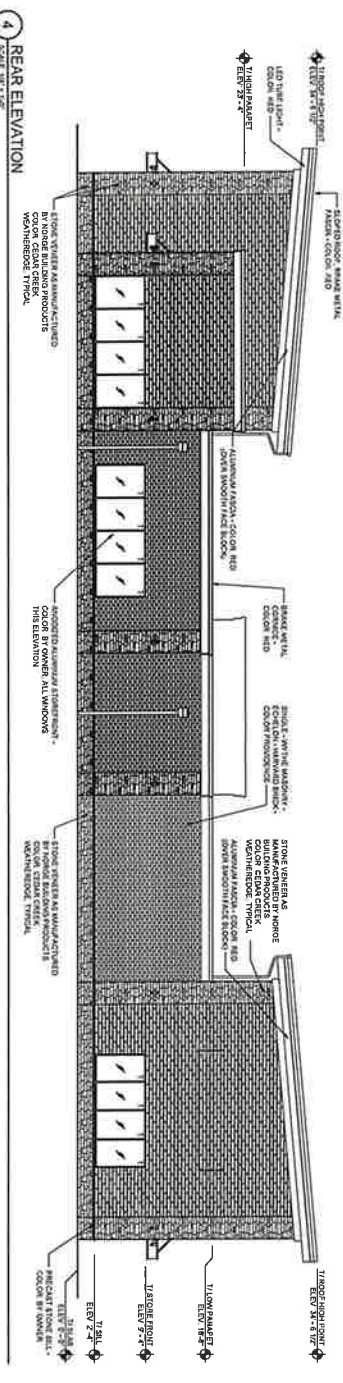
1 FRONT ELEVATION  
SCALE 1/8" = 1'-0"



2 ELEVATION AT ENTRANCE  
SCALE 1/4" = 1'-0"



3 ELEVATION AT EXIT  
SCALE 1/4" = 1'-0"



4 REAR ELEVATION  
SCALE 1/8" = 1'-0"

ELEVATION GENERAL NOTES	
A.	ALL METAL COMPONENTS TO BE CORROSION RESISTANT.
B.	ALL INSTALLED MATERIALS TO BE COMPATIBLE WITH ONE ANOTHER CAUSING NO DETERIOROUS EFFECTS.
C.	FINISHES TO BE IDENTICAL TO THE FINISHES SHOWN ON ALL DRAWINGS UNLESS OTHERWISE NOTED.

ELEVATION LEGEND	
①	DOOR - SEE DOOR SCHEDULE ON SHEET A201
②	WINDOW - SEE WINDOW SCHEDULE ON SHEET A201

SIGNAGE DESIGN NOTES	
1.	PROVIDE PERMITS FOR OWNER, PERMIT REVIEW AND APPROVAL. INSTALL BUILDING SURFACE MOUNTED SIGNAGES WITH SIGN FACES PER OWNERS' REQUIREMENTS.
2.	COORDINATE ELECTRICAL POWER REQUIREMENTS WITH UTILITY LOCATION WITH OWNERS.



*formerly submitted*

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**G001**  
 CHECK #1  
 DISMANTLE  
 08/20/2010

TO	DATE	ISSUE
CLIENT	11/20/08	
CLIENT	03/20/09	
CLIENT	11/20/09	
CLIENT	03/20/10	
CLIENT	03/20/10	
CLIENT	03/20/10	

**EXTREME CLEAN \$3 CARWASH EXPRESS**  
**NEW TUNNEL CARWASH**  
 1125 NORTH STATE STREET  
 BELVIDERE, ILLINOIS 61008

**WT Group**  
 Engineering with Integrity, Passion, Faith and Purpose.  
 2013 Public Record Commission Order # 10152  
 724.201.6555 | 724.201.6444  
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 11.24.2013 10:25:10 AM EST  
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211 N. Appleton Road  
Belvidere, IL 61008  
815-544-2677 x3

22 December 2019

**SWCD NRI #: 1633**

City of 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)

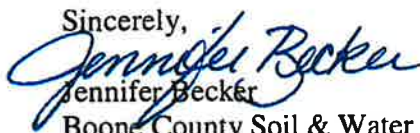
**Location of Site:** 1125 N. State Street, Dixon Commercial Subdivision  
**PIN(S):** 05-26-127-011

Contact	Petitioner	Owner
Jeff Linkenheld 5291 Zenith Parkway Loves Park, IL 61111	Jeff Linkenheld 5291 Zenith Parkway Loves Park, IL 61111	Daniel Gunsteen 651 S. Sutton Road, Suite 305 Streamwood, IL 60107
815-484-4300 <a href="mailto:jlinkenheld@arcdesign.com">jlinkenheld@arcdesign.com</a>	815-484-4300 <a href="mailto:jlinkenheld@arcdesign.com">jlinkenheld@arcdesign.com</a>	630-688-5843 <a href="mailto:dhgunsteen@gmail.com">dhgunsteen@gmail.com</a>

**Request:** Special Use for carwash

**Notes:**

It appears the construction of the car wash facility will disturb less than one acre, with approximately 1.19 acres of pavement/impervious surface and approximately 0.03 acres of landscaping/green space. Additionally, it appears more green space will be created compared to the existent vacant lot. If disturbance is greater than one acre in size, a National Pollutant Discharge Elimination System (NPDES) Permit will be needed from the Illinois Environmental Protection Agency (IEPA), which covers discharges of storm water from construction sites. Although, it appears the development project is less than an acre in size, an erosion and sediment control plan shall be created and available for review, prior to development. At time of building permit review, an erosion and sediment control plan, in compliance with section 151.45, Erosion and Sediment Control Requirements of the Belvidere Municipal Code, will be required.

Sincerely,  
  
Jennifer Becker  
Boone County Soil & Water  
Conservation District

Re: Jeff Linkenheld



**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

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

April 19, 2024

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

Email: [GDelRose@BelvidereIL.gov](mailto:GDelRose@BelvidereIL.gov)

**Re: Case: 2024-10; Gunsteen, 1125 N State Street**

Dear City of Belvidere,

We are in receipt of a special use to permit indoor commercial entertainment. Specifically, a car wash with accessory retail sales with the potential for a restaurant, bar and video gaming at 1125 N State Street, Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.105(C)(5)(B)(2) In-vehicle sales or service; 150.105(C)(5)(B)(2) Indoor Commercial Entertainment and 150.904 Special Use Review and Approval Procedures) in the GB, General Business District on approximately 1.2 acres. PIN: 05-26-127-011.

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

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

- a) *Generally*, whenever a food service establishment or retail food store is constructed or extensively remodeled and whenever an existing structure is converted to use as a food service establishment, properly prepared plans and specifications for such construction, remodeling, or conversion shall be submitted to the regulatory authority for review and approval before construction, remodeling, or conversion is begun. The plans and specifications shall indicate the proposed layout, arrangement, mechanical plans, construction materials of work areas, and the type and model of proposed fixed equipment and facilities.
- b) *Permit required*. Any business or organization desiring to operate as a food service establishment or retail food establishment must have a current food service permit.

**Re: Case: 2024-10; Gunsteen, 1125 N State Street**

Date: April 19, 2024

Page: 2 of 3

- c) *Plans, inspection and approval.* Before issuing a food service permit to a new establishment, plans must be submitted to and approved by the health authority. Plans submitted for review must be accompanied by the appropriate plan review fee as listed in section 38-31.

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

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

**Re: Case: 2024-10; Gunsteen, 1125 N State Street**

Date: April 19, 2024

Page: 3 of 3

- 3) *Category II Medium Risk Facility*: is a food establishment that presents a medium risk of causing foodborne illness based upon a few food handling operations typically implicated in foodborne illness outbreaks. The following criteria shall be used to classify facilities as Category II Medium Risk facilities:
- a. if hot or cold foods are not maintained at that temperature for more than 12 hours and are restricted to same day service;
  - b. if preparing foods for service from raw ingredients uses only minimal assembly; and
  - c. foods served at an establishment that require complex preparation (whether canned, frozen, or fresh prepared) are obtained from an approved food processing plant, (high risk) food service establishments or retail food stores.
- 4) *Category III Low Risk Facility*: is a food establishment that presents a low relative risk of causing foodborne illness based on few or no food handling operations typically implicated in foodborne illness outbreaks. The following criteria shall be used to classify facilities as Category III Low Risk facilities:
- a. only prepackaged foods are available or served in the facility, and any potentially hazardous foods available are commercially pre-packaged in an approved food processing plant;
  - b. only limited preparation of non-potentially hazardous foods and beverages, such as snack foods and carbonated beverages occurs at the facility; or
  - c. only beverages (alcoholic and non-alcoholic) are served at the facility.

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

Sincerely,



Alisen O'Hearn, LEHP, REHS/RS  
Environmental Center Supervisor  
Boone County Health Department

AT



## **BELVIDERE FIRE DEPARTMENT**

---

**123 S. State St.  
Belvidere, IL 61008**

Phone: (815) 544-2242

Fax: (815) 544-2278

5/2/2024

To: Gina DelRose, Community Development Planner

From: Matthew Wittig, Fire Inspector

Re: Case: 2024-10; Gunsteen, 1125 N State St

The only concern the fire department has for this proposed plan is apparatus access from N state St and Fairgrounds Rd. Our concern with access is the entrance width and the turning radius once apparatus enters.

2015 IFC Appendix D, D103.3 Turning radius. The minimum turning radius shall be determined by the fire code official.

2015 IFC Appendix D, D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the buildings or portion thereof.

The fire department has no other concerns currently.

Matthew Wittig  
Fire Inspector  
Belvidere Fire Department  
123 S State St  
Belvidere, IL 61008  
815-544-2242



# Memo

**To:** Gina DelRose, Community Development Planner  
**From:** Brent Anderson, Director of Public Works  
**Date:** 5/3/2024  
**Re:** Case #2024-10: Gunsteen Car Wash – 1125 N State St

---

Having reviewed the above referenced case, I would offer the following:

1. Plans for the site improvements shall be submitted for review and approval prior to construction.
2. Water and Sewer connection fees will include a credit for the 1" metered service that was removed in 2001.
3. A stormwater drainage plan and calculations will need to be provided to support the decrease in impervious area of the new development from the existing conditions.

# BELVIDERE

## Community Development Department Planning Department

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

### April 2024 Monthly Report

Number	Project	Description	Processed
3	Cases: April	BC Arts Council, 107-109 S. State Street, SU	2/22/2024
		Comprehensive Plan, TA	3/11/2024
		OM Group, 1414 N. State Street, SU	3/18/2024
3	Cases: May	Strovo Mgmt, 810 W. Locust Street, VAR	4/3/2024
		Lots 26 & 27 Deer Hills, RP	4/16/2024
		Gunsteen, 1125 N. State Street, SU	4/16/2024
0	Annexation	None	
0	Temporary Uses	None	
0	Site Plans (New/Revised)	None	
0	Final Inspection	None	
0	Downtown Overlay Review	None	
3	<b>Prepared Zoning Verification Letters</b>	6765 Imron Drive	4/25/2024
		PIN: 05-33-226-013	4/25/2024
		PIN: 05-33-200-010	4/25/2024
0	<b>Issued Address Letters</b>	None	
	Belvidere Historic Preservation Commission	The Commission discussed fundraisers and community outreach activities. Staff completed the annual CLG report for the State Historic Preservation Office.	
	Heritage Days	Staff continues to work on securing, sponsorships and activities. Staff began posting information and accepting parade entry forms.	
	Hometown Christmas	None	
	Comprehensive Plan	The a public hearing was held on April 9, 2024.	
	<b>Scanned Plats: E-mail, Print and/or Burn</b>		
0	Recorder's Office		
0	Other Department		
0	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 attended the Best Practices in Festival Security presentation by the Illinois Park and Recreation Association

\*\*Staff completed the FY 24 Annual Report

\*\*\* Staff continued to administer façade grant reimbursements

\*\*\*\* Staff attended the Hands Around the Park event