

**CITY OF BELVIDERE
PLANNING AND ZONING COMMISSION AGENDA**

Tuesday, June 11, 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 May 14, 2024 meeting.

PUBLIC COMMENT:

UNFINISHED BUSINESS: None.

NEW BUSINESS:

2024-12: Tanner Industries (RZ): The applicant and property owner, Tanner Industries, Inc., 735 Davisville Road, Southampton, PA 18966 is requesting a map amendment (rezoning) on approximately 2 acres commonly known as 2211 and 2193 Hawkey Drive from the RH, Rural Holding District (pending annexation) to the PI, Planned Industrial District pursuant to the Belvidere Zoning Ordinance Section 150.903 Amendment to Official Zoning Map. PINs: 05-33-100-024 and 05-32-200-033. *****MOTION TO CONTINUE*****

2024-13: Manhard Consulting, (SU): The applicant, William Hupperich (Manhard Consulting), 1 Overlook Point, #290, Lincolnshire, IL 60069 on behalf of property owner, Wal-Mart Stores East, LP, 702 SW 8th Street Mailstop 0505, Bentonville, AR 72716 is requesting a special use to amend the previously approved planned development (Ord. 609H) in the Heavy Industrial District in the Crosslink Business Park No. 2 Subdivision. The amendment will allow for the following additional departures: Sections 150.105(C)(9)(G)(2)(B) reducing the required min. street frontage from 40 ft to 0 ft, 150.707(E)(1) allowing for the maximum luminaire height to be increased from 30 ft to 42 ft; 151.41.f.3 reducing the required frontage along a street from 40 ft to 0 ft and 150.904 Special Use Review and Approval Procedures. The planned development amendments are being requested in order to allow security cameras to be placed on the light poles, revise the photometrics plan to be more efficient and to allow for a landlocked parcel accessible by cross access easements. PINs: 05-34-400-013 and 05-34-326-005.

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

2024-14: Replat of Lot 2 of Crosslink Business Park No. 2 Subdivision (RP): The applicant is requesting plat approval of the two-lot subdivision named Replat of Lot 2 of Crosslink Business Park No. 2 Subdivision.

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

OTHER BUSINESS:

DISCUSSION:

Staff report

ADJOURNMENT

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

ROLL CALL

Members Present:

Dan Druckrey
Art Hyland
Carl Gnewuch, CH
Bob Cantrell
Paul Engelman, VC

Staff Present:

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

Members Absent:

William Bieber
Alissa Maher

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

MINUTES: It was moved and seconded (Hyland/Druckrey) to approve the minutes of the April 9, 2024 meeting. The motion carried with a roll call vote 5-0.

PUBLIC COMMENT: None

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.

PUBLIC HEARING FOR CASE 2024-08 OPENED: 6:02 PM

Ms. Gina DelRose was sworn in. Ms. DelRose stated the case was published in the Boone County Journal on April 25, 2024 and notifications were sent by certified mail to property owners within 250 feet of the subject property on April 23, 2024. Ms. DelRose summarized the staff report dated May 7, 2024 and stated the recommendation is for approval of case #2024-08; Strovo, 810 W Locust St.

There were no questions from the commission.

The applicant was present to answer questions but had no testimony to give.

There were no questions or testimony from the audience for Case #2024-08.

PUBLIC HEARING FOR CASE 2024-08 CLOSED: 6:09 PM

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

It was moved and seconded (Hyland/Druckrey) to recommend approval of Case 2024-08. The motion carried with a 5-0 roll call vote.

Gina DelRose stated that variances are only heard by Planning and Zoning Commission, so the variance has passed.

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.

Ms. Gina DelRose summarized the staff report dated May 8, 2024 and stated the recommendation is for approval of case #2024-09 for Replat of Lots 26 and 27 of Deer Hills Subdivision Plat 1, subject to the 12 conditions.

There were no questions from commission.

Applicant was present to answer questions but had no testimony.

There were no questions or testimony from the audience for Case #2024-09

It was moved and seconded (Druckrey/Cantrell) to recommend approval of Case 2024-09 with the 12 conditions as presented by staff. The motion carried with a 5-0 roll call vote.

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

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.

PUBLIC HEARING FOR CASE 2024-10 OPENED: 6:16 PM

Ms. Gina DelRose was sworn in. Ms. DelRose stated the case was published in the Boone County Journal on April 25, 2024 and notifications were sent by certified mail to property owners within 250 feet of the subject property on April 23, 2024. Ms. DelRose summarized the staff report dated May 8, 2024 and stated the recommendation is for approval of case #2024-10 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 subject to 4 conditions.

Mr. Paul Engelman questioned the deviations from the original plans to the current plans submitted.

Ms. Gina DelRose explained the differences involving the windows and awnings. She also noted that the applicant is willing to change the facade.

Mr. Paul Engelman asked if the elevation was that much of a concern.

Ms. Gina DelRose stated that yes, the façade should reflect the other investments made by nearby businesses.

Mr. Carl Gnewuch asked why the project had not been completed after the first Special Use was approved.

Ms. Gina DelRose said that was better answered by the applicant.

Mr. Dan Gunsteen, of Bartlett, IL was sworn in at 6:29 p.m.

Mr. Gunsteen stated that at the time his business partner was dealing with an illness. Mr. Gunsteen is now the sole owner of the property.

Mr. Gunsteen also noted that Covid was part of the issue in 2021.

Mr. Paul Engelman explained to Mr. Gunsteen that the carwash had become a standing joke in Belvidere and asked him when he intends to start construction?

Mr. Gunsteen stated that his intentions are to start in 2024.

Mr. Carl Gnewuch asked how long the underground work would take?

Mr. Gunsteen said it would take approximately 12 weeks.

Mr. Chris Starke of W.T. Group was sworn in at 6:35 pm and gave a presentation.

Mr. Jeff Linkenheld of ARC Design, Loves Park, IL was sworn in at 6:36 and provided testimony.

Mr. Bob Cantrell questioned the traffic flow for the retail shop.

Mr. Jeff Linkenheld said that customers can either enter off of N. State St. or Fairgrounds Rd.

Mr. Dan Gunsteen stated that the commercial space will either be a bbq restaurant or a sandwich shop.

Mr. Chris Starke gave a presentation of the Floor Plans and Elevations from 2021 vs plans submitted in 2024. Mr. Starke also presented revised Elevations based on staff's recommended condition #2.

Mr. Bob Cantrell asked if the car wash would include detailing?

Mr. Gunsteen said there would be no detailing involved.

Mr. Gunsteen requested the email that staff presented to the commission members be placed in the record.

Mr. Chris Starke requested that the power point presentation also be added to the record.

No further questions from the commission.

There were no questions or testimony from the audience for Case #2024-10

PUBLIC HEARING FOR CASE 2024-10 CLOSED: 7:16 PM

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

It was moved and seconded (Engelman/Druckrey) to recommend approval of Case 2024-10, subject to 4 conditions as presented by staff.

It was moved and seconded (Druckrey/Cantrell) to amend condition #2 to read as "The building elevation shall be in substantial compliance with those dated 5/14/2024 with additional awnings". The motion to amend carried with 5-0 roll call vote.

The motion to recommend approval of case 2024-10 subject to the 4 conditions as amended carried with a 5-0 roll call vote.

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

OTHER BUSINESS: None

Staff Report:

Ms. DelRose stated there are 3 cases, for the June 11, 2024 meeting.

ADJOURNMENT:

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

The meeting adjourned at 7:26 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 * PII (815)547-7177 FAX (815)547-0789

June 5, 2024

ADVISORY REPORT

CASE NO: 2024-13

APPLICANT: Manhard Consulting, Ltd.
Crosslink Business Park No. 2, SU

REQUEST AND LOCATION:

The applicant, William Hupperich (Manhard Consulting, LTD), 1 Overlook Point, #290, Lincolnshire, IL 60069 on behalf of the property owner, Wal-Mart Stores East, LP, 702 SW 8th Street Mailstop 0505, Bentonville, AR 72716 is requesting a special use to amend the previously approved planned development (Ordinance 609H) in the HI, Heavy Industrial District in the Crosslink Business Park No. 2 Subdivision. The amendment will allow for the following additional departures: Section 150.105(C)(9)(G)(2)(B) reducing the required minimum street frontage from 40 feet to zero feet, Section 150.707(E)(1) allowing for the maximum luminaire height to be increased from 30 feet to 42 feet; Section 151.41.f.3 reducing the required frontage along a street from 40 feet to zero feet and 150.904 Special Use Review and Approval Procedures. The planned development amendments are being requested in order to allow security cameras to be placed on the light poles, revise the photometrics plan to be more efficient and to allow for a landlocked parcel accessible by cross access easements. The property is irregular in shape and will encompass 199.5 acres. PINs: 05-34-400-013 and 05-34-326-005.

EXISTING LAND USE ON SUBJECT PROPERTY AND ADJACENT PROPERTY:

Subject property: Distribution Center (under construction), Creek and Woodland

Adjacent property:

North: Belstone Club (County), Industrial Building, Vacant/Row Crop Production

South: Belvidere Municipal Well #8, Grant Highway

West: Cassen's Transport Company, Vacant/Row Crop Production

East: Railroad

CURRENT ZONING ON SUBJECT PROPERTY AND ADJACENT PROPERTY:

Subject property: HI, Heavy Industrial District

Adjacent property:

North: HI, Heavy Industrial District and A-1, Agricultural Preservation Area District (County)

South: HI, Heavy Industrial District

West: HI, Heavy Industrial District and GI, General Industrial District

East: GI, General Industrial District

COMPREHENSIVE PLAN ON SUBJECT PROPERTY AND ADJACENT PROPERTY:

Subject property: Heavy Industrial

Adjacent property:

North: Heavy Industrial and Parks and Open Space

South, West and East: Heavy Industrial

BACKGROUND:

In 2023, some properties within the Crosslink Business Park No. 2 Subdivision were rezoned to heavy industrial, the subdivision was preliminary and final platted into 2 large buildable lots and 2 outlots and a special use was granted for a planned development (Ordinance 609H).

Construction is underway for the 1.2 million square-foot distribution center located on Lot 2 of the subdivision. Although the distribution center land use is outright permitted, it is part of a special use which granted 12 deviations related to the site design. Two of the deviations were for the total height of the buildings; four of the deviations were in regards to the design of the parking lot and ingress/egress points; one deviation was in regards to exterior lighting; three deviations were in regards to signage and two deviations were in regards to the right-of-way design

Due to the energy needs of the distribution center and potential future needs of the City of Belvidere, ComEd determined that the most suitable location of the new substation be at the northeast corner of Lot 2. This location is in close proximity to existing high voltage power lines but also allows for ability to expand in order to better serve the community in the future. Since the substation will most likely serve the community and not just the planned development, ComEd has requested that it be located on its own parcel, creating the need for a road frontage deviation. This parcel will be accessible by an access easement that runs through the remaining portion of Lot 2 onto Crosslink Parkway.

The other deviation being requested is to increase the height of the luminaires. The original planned development granted an increase from 30 feet to 35 feet. However, as the project has progressed it has been determined that a total height of 42 feet is more efficient. This height increase will allow for security cameras to be installed as well as widen the area illuminated by a single pole. This will decrease the total number of poles needed, reducing the amount of energy consumed on site.

TREND OF DEVELOPMENT:

The property is located north of Stellantis and is bounded by the railroad tracks, Grant Highway and Crosslink Parkway. There has been no new development in the Crosslink Business Park in recent years other than Project Yukon (permitted under the original planned development). However, General Mills constructed a 1.3 million square-foot distribution center less than a mile to the west, along Irene Road and Midwest Refrigerated Services recently broke ground on cold storage distribution center across Irene Road from General Mills.

FLEXIBLE DEVELOPMENT STANDARDS:

According to Section 150.907 (B) (1) A. of the City of Belvidere Zoning Ordinance, new and alternative standards may be approved for a development by the city. The applicant is requesting the following standards specific to this project.

Zoning Ordinance:

- **Article I, Section 150.105(C)(9) Heavy Industrial (G)(2)(B) Minimum Street Frontage: 40 feet**

The applicant is requesting to create a landlocked parcel in the northeast corner of Lot 2 of the Crosslink Business Park No. 2 Subdivision. The parcel is intended to be used for energy generating purposes and will utilize access easements through the remaining portion of Lot 2 to Crosslink Parkway.

- **Article I, Section 150.707(E)(1) Maximum Luminaire Height**

The maximum permitted luminaire height shall be 30 feet in all nonresidential zoning districts and 25 feet in all residential districts. The height of both the pole and base shall be considered in the measurement of luminaire height.

The applicant is requesting to increase the allowable height of the luminaires from 30 feet to 42 feet. This additional height will allow for security cameras to be installed and to revise the photometrics plan to be more efficient.

Subdivision Ordinance:

- **Article I, Section 151.41 Design Requirements (f)(3) Lots and blocks; layout**

Each lot shall have frontage on a street for at least 40 feet.

The applicant is requesting to create a landlocked parcel in the northeast corner of Lot 2 of the Crosslink Business Park No. 2 Subdivision. The parcel is intended to be used for energy generating purposes and will utilize access easements through the remaining portion of Lot 2 to Crosslink Parkway.

FINDINGS OF FACT:

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

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

Although the subject property is quite large, there is little accessible road frontage. The buildings and parking area were originally laid out in order to mitigate any potential impact to the City well to the south and the creek and woodlands that run through the property. The remaining available property that fit ComEd's needs (proximity to power lines and ability to expand) was to the north, near the railroad tracks, but not accessible by public-right-of-way. Since the substation will initially be servicing the distribution center and paved drive aisles are already planned for the portion of the property containing the access easement, there is little impact to the property by permitting the landlocked parcel.

Increasing the overall height of the luminaries an additional 7 feet, for a total increase of 12 feet will allow for more efficient lighting, security and energy usage. The applicant was able to

reduce the number of light poles throughout the site and the photometric levels at the eastern property line, nearest to the residential areas were not impacted.

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

The Comprehensive Plan adopted in 2024 shows the property as "Heavy Industrial". Heavy industrial land use refers to more intensive industrial activities including distribution, fabrication, processing, and production. The heavy industrial designation is typically characterized by heavy traffic use, intense environmental impacts and need for robust energy, water, wastewater, and stormwater management. The original planned development was for a distribution center and the requested amendments are driven by energy needs.

- C. Findings:** The Planned Development 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.

By allowing the proposed lot for the substation to utilize internal drive aisles instead of having separate access to a public right-of-way, the original vehicle circulation pattern remains intact. Increasing the height of the light poles, ultimately decreased the number of light poles and energy needed without impacting the security of the property. Less light poles will make an impact to the aesthetics and using less energy will be beneficial as well.

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

Once the property is developed, there will only be the northern most parcels along Crosslink Parkway left vacant. These parcels encompass approximately 35 acres and were annexed into the City of Belvidere in 2005 but have yet to develop. The planned development amendments do not hinder the property's access to Crosslink Parkway and is not anticipated to hinder its development.

- E. Findings:** The proposed Planned Development 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.

2024-13, Manhard Consulting, Ltd, Crosslink Business Park No 2., SU

As part of the subdivision and development process, utilities and adequate public infrastructure will be constructed. The deviation for reduced road frontage will allow for a ComEd substation to be constructed in order to better meet energy needs.

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

The two additional deviations beings requested for road frontage and additional luminaire heights are to allow for the approved distribution center to function more efficiently.

Distribution centers are becoming more prevalent and due to the location's proximity to the Irene Road interchange and other large-scale buildings makes it desirable for such a development.

SUMMARY OF FINDINGS:

Although the subject property is quite large, there is little accessible road frontage. The buildings and parking area were originally laid out in order to mitigate any potential impact to the City well to the south and the creek and woodlands that run through the property. The remaining available property that fit ComEd's needs (proximity to power lines and ability to expand) was to the north, near the railroad tracks, but not accessible by public-right-of-way. Since the substation will initially be servicing the distribution center and paved drive aisles are already planned for the portion of the property containing the access easement, there is little impact to the property by permitting the landlocked parcel.

Increasing the overall height of the luminaries an additional 7 feet, for a total increase of 12 feet will allow for more efficient lighting, security and energy usage. The applicant was able to reduce the number of light poles throughout the site and the photometric levels at the eastern property line, nearest to the residential areas were not impacted.

The Comprehensive Plan adopted in 2024 shows the property as "Heavy Industrial". Heavy industrial land use refers to more intensive industrial activities including distribution, fabrication, processing, and production. The heavy industrial designation is typically characterized by heavy traffic use, intense environmental impacts and need for robust energy, water, wastewater, and stormwater management. The original planned development was for a distribution center and the requested amendments are driven by energy needs.

Distribution centers are becoming more prevalent and due to the location's proximity to the Irene Road interchange and other large-scale buildings makes it desirable for such a development. Once the development of the property is complete, there will only be the northern most parcels along Crosslink Parkway left vacant. These parcels encompass approximately 35 acres and were annexed into the City of Belvidere in 2005 but have yet to develop. The planned development amendments do not hinder the property's access to Crosslink Parkway and is not anticipated to hinder its development.

RECOMMENDATION:

Planning staff recommends the **approval** of case number **2024-13** subject to the following conditions:

2024-13, Manhard Consulting, Ltd, Crosslink Business Park No 2., SU

1. The Planned Development shall be developed in substantial conformance with the site plan shown on the photometrics plan dated 5/1/24. (Attachment 5)
2. A full final site plan shall be submitted to staff (building, public works, police, fire, planning, etc.) for review and subject to final approval prior to the issuance of building permits.
3. The amendment to the planned development is granting only the following flexible standards Section 150.105(C)(9)(G)(2)(B) reducing the required minimum street frontage from 40 feet to zero feet, Section 150.707(E)(1) allowing for the maximum luminaire height to be increased from 30 feet to 42 feet; Section 151.41.f.3 reducing the required frontage along a street from 40 feet to zero feet.

Submitted by:

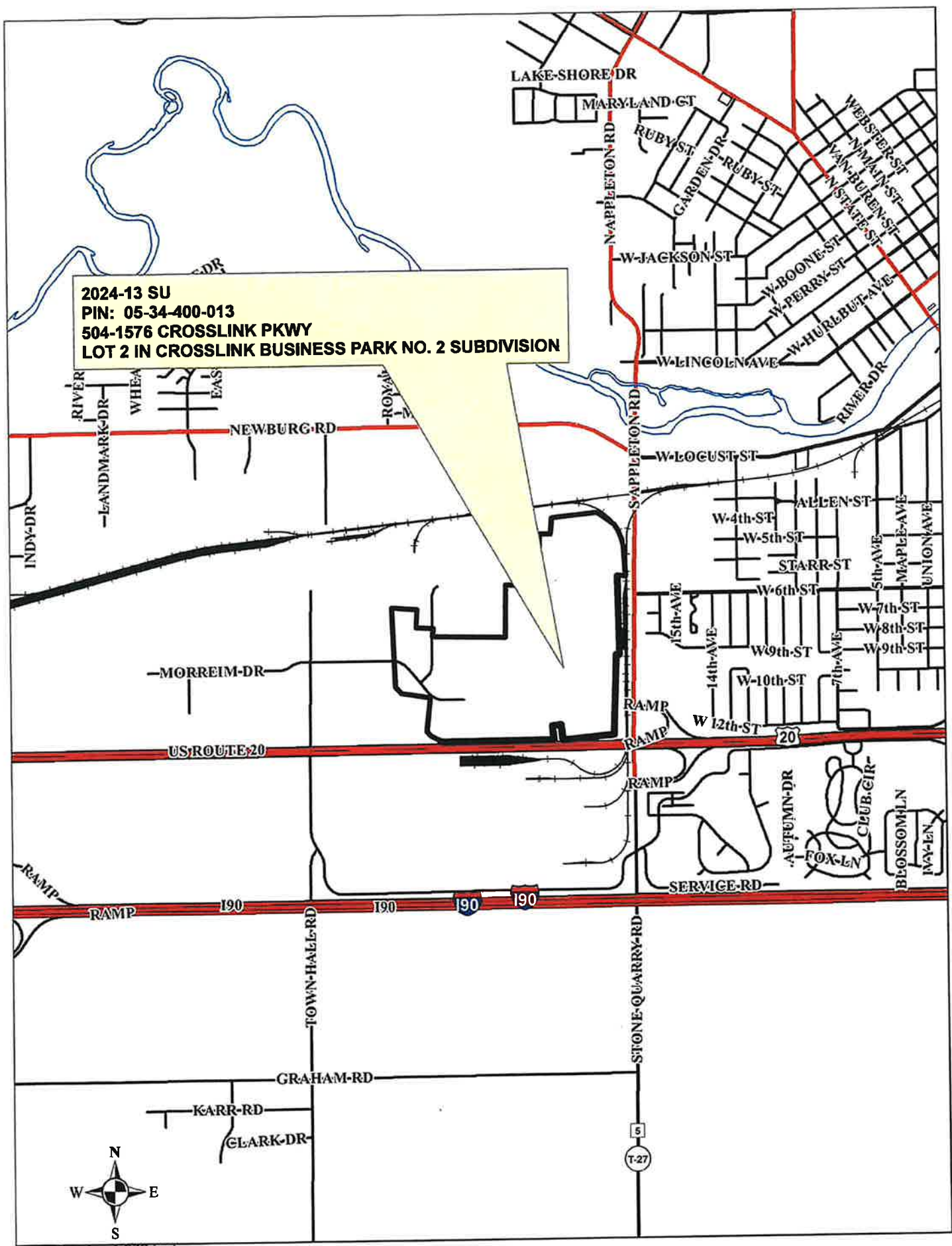


Gina DelRose,
Community Development Planner

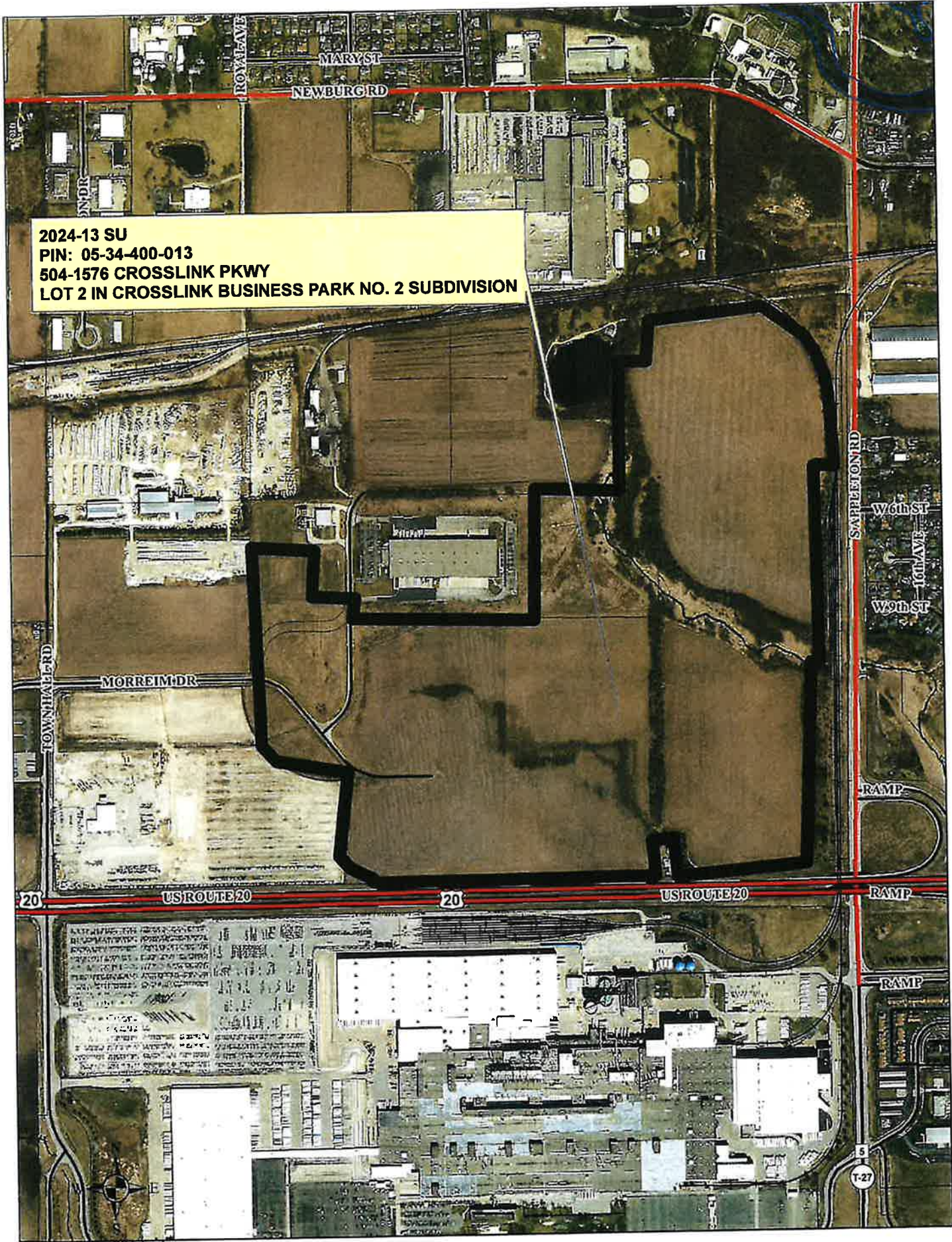
PLANNING AND ZONING COMMISSION/CITY COUNCIL ACTION

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.

2024-13 SU
PIN: 05-34-400-013
504-1576 CROSSLINK PKWY
LOT 2 IN CROSSLINK BUSINESS PARK NO. 2 SUBDIVISION



1 inch = 1,976 feet



2024-13 SU
PIN: 05-34-400-013
504-1576 Crosslink Pkwy
Lot 2 in Crosslink Business Park No. 2 Subdivision

1 inch = 791 feet

List and Justification for Code Variances

Project Yukon

City of Belvidere

1. Section 150.105(C)(9)G.2.B. Minimum Street Frontage.
Request: Reduction of 40' minimum street frontage to 0'.

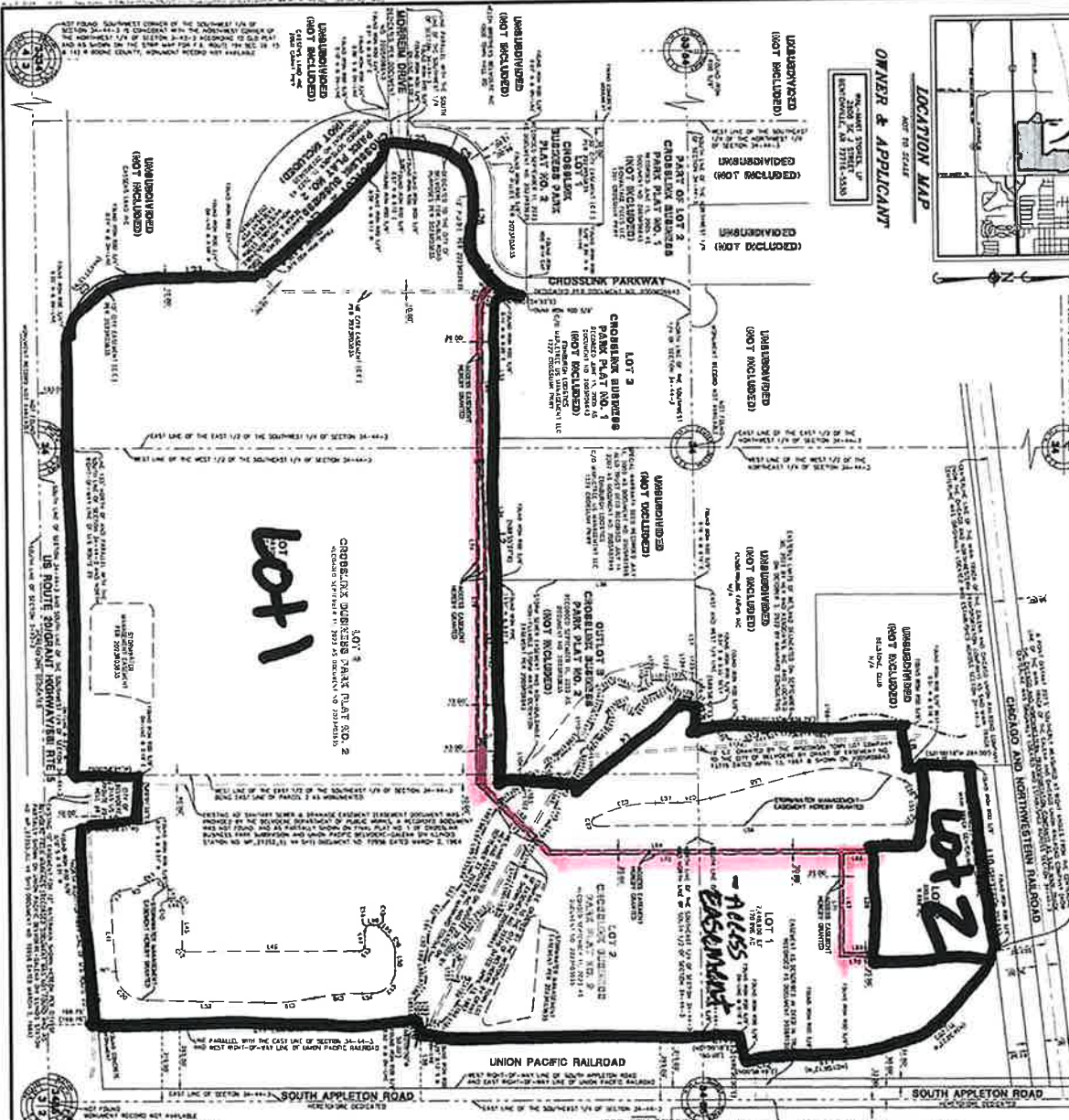
The north portion of the site is landlocked and has no adjoining public rights of way. Access to this portion of the site is limited, as it is bordered by railroad right of way on the north and east sides, and by the creek on the west side. Access to this portion of the site is proposed through a proposed access easement instead of dedicated right of way.

2. Section 150.707(E)(1) Maximum Luminaire Height.
Request: Increase the allowable light pole height from 30 feet to 42 feet.

For security reasons the taller pole heights are necessary for CCTV camera mounting and for photometric purposes, light can spread to a wider area and ensure there are no spots of low light emittance or "hot spots". For electrical purposes the increased pole height will decrease the required light poles leading to decreased energy consumption on site.

FINAL PLAT OF RESUBDIVISION OF LOT 2 IN CROSSLINK BUSINESS PARK NO. 2 SUBDIVISION

BEING A SUBDIVISION OF PART OF THE NORTH-EAST QUARTER, SECTION 34, TOWNSHIP 44 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, COUNTY OF JOHNSON, ILLINOIS.



LEGEND

DATE: 05-24-2011

PIN'S

GRAPHIC SCALE

1.0" = 100'

BASIS OF BEHAVIOR

1.0" = 100'

SUPERVISOR'S NOTES

THIS PLAT IS PREPARED BY MANHARD CONSULTING, INC. AND IS SUBJECT TO THE TERMS AND CONDITIONS OF THE PROFESSIONAL SERVICES AGREEMENT BETWEEN MANHARD CONSULTING, INC. AND THE CLIENT. THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED TO MANHARD CONSULTING, INC. AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. MANHARD CONSULTING, INC. IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAT.

SUBMITTED BY/RETURN TO:

401 WASHINGTON ROAD, BELLEVILLE, ILLINOIS 62008

ABBREVIATIONS:

LOT - Lot
 EASEMENT - Easement
 E - Easement
 L - Lot
 S - Section
 T - Township
 R - Range
 C - County
 S - State

AREA TABLE

Parcel Name	Section	Area
Lot 1	34	1.2345
Lot 2	34	2.3456
Lot 3	34	3.4567

SHEET INDEX

Sheet No.	Description
1 of 2	RESUBDIVISION OF LOT 2 IN CROSSLINK BUSINESS PARK NO. 2 SUBDIVISION
2 of 2	RESUBDIVISION OF LOT 2 IN CROSSLINK BUSINESS PARK NO. 2 SUBDIVISION

RESUBDIVISION OF LOT 2 IN CROSSLINK BUSINESS PARK NO. 2 SUBDIVISION

CITY OF BELVIDERE, ILLINOIS

FINAL PLAT OF SUBDIVISION

Manhard CONSULTING

3000 W. WASHINGTON ST., SUITE 200, BELLEVILLE, IL 62008

PH: 618-299-1234 FAX: 618-299-1234

www.manhardconsulting.com

ATTACHMENTS:

1. Location Map by Planning Staff.
2. Aerial Photo by Planning Staff.
3. Requested Deviations with Justification Submitted by the Applicant.
4. Access Easement Submitted by the Applicant.
5. Photometrics Plan dated 5/1/24.
6. NRI Report 1713 opinion submitted by the Boone County Soil and Water Conservation District, Teagan Duffy.
7. Letter submitted by the Boone County Health Department, Alisen O'Hearn, May 29, 2024.

Opinion of the Boone County SWCD Board

Manhard Consulting has submitted a request for a Natural Resource Information Report as part of an application for a zoning change from General Industrial to Heavy Industrial. This parcel involves approximately 200 acres, located in section 34 of township 44N in range 3E. The parcel identification numbers are 05-34-326-004, 05-34-326-002, 05-34-327-003, 05-34-376-001, 05-34-376-002, 05-34-376-003, 05-34-400-009, 05-34-400-008, 05-34-400-010, 05-34-200-027.

The Boone County Soil & Water Conservation District Board has a

Favorable

Unfavorable

Other: Please see board concerns

opinion of the proposed land use change. The Board concerns are stated below. More detailed information is presented throughout the various sections of this document.

Signature of Board Chairman:

Bill Hall

on 11-30-2022

Board Concerns:

The board has a favorable opinion for the implementation of the proposed zoning change with a few notable concerns. This parcel involves a wetland area inside of a floodplain. The board recommends that special care be taken to preserve this area and prevent contamination of surrounding natural areas. See 'Wetland and Floodplain Regulations' for more information. This parcel also involves areas of prime farmland that may be displaced if developed. The board recommends that prime farmland be preserved whenever possible and practical.

Boone County SWCD Comments NRI REPORT #1713

Erosion Concerns

The proposed land use of this site is heavy industrial. It is currently agricultural land with a stream corridor. Soil disturbance will occur as a result of developing the site, which is moderately sloping and susceptible to erosion. If the area of disturbance will be greater than one acre, an IEPA NPDES permit will be required; as well as any City/County Permit requirements.

Soil disturbance can create soil erosion which must be properly managed to prevent adverse environmental impacts. Erosion from construction sites is a leading cause of water quality problems in Illinois. Problems caused by this sediment include:

- Increased flooding – Sediment build-up lowers the flow capacity of channels causing more frequent flooding in areas that rarely or never flooded before
- Financial burden to taxpayers - Sediment that finds its way into streets, storm sewers, and ditches result in additional maintenance costs for local, state and federal governments
- Water quality impairment - Sediment laden runoff transfers nutrients and other pollutants to downstream lakes and rivers degrading aquatic habitats and increasing costs for water treatment.

Simple but effective controls include preserving existing trees and grass where possible, using silt fence to trap sediment on the down slope sides of the area of disturbance, using a gravel drive used by all vehicles to limit tracking of mud onto streets, cleaning up sediment carried off-site by vehicles or storms, installing curb inlet controls, using downspout extenders to prevent roof runoff from eroding exposed soil, locating soil piles away from any roads or waterways, and reseeding or sodding the site as soon as possible. The materials (silt fence, stakes, gravel entrance, inlet controls, and grass seed) are easy to find and relatively inexpensive.

The Illinois Urban Manual is a resource of practices used throughout the State and can be accessed at <http://www.aiswcd.org/iium/>. The concept of these practices can be carried over to good housekeeping measures after development occurs and buildings are occupied to prevent stormwater runoff from becoming contaminated.

Soil Compaction

Soil compaction occurs when soil particles are pressed together, reducing the pore space between them. This increases the weight of solids per unit volume of soil (bulk density). Soil compaction occurs in response to pressure (weight per unit area) exerted by field machinery or animals. Other factors affecting compaction include the composition (texture, organic matter, plus clay content and type), soil water content and the number of passes by equipment. The risk for compaction is greatest when soils are wet. A dry soil is much more resistant to compaction than a moist or wet soil.

Compaction restricts rooting depth, which reduces the uptake of water and nutrients by plants. It decreases pore size, increases the proportion of water-filled pore space at field moisture, and decreases soil temperature. This affects the activity of soil organisms by decreasing the rate of decomposition of soil organic matter and subsequent release of nutrients. Compaction decreases infiltration and thus increases runoff and the hazard of water erosion.

Sandy loam, loam, and sandy clay loam soils compact more easily than silt, silt loam, silty clay loam, silty clay, or clay soils. Compaction may extend to 20 inches. Deep compaction affects smaller areas than shallow compaction, but it persists because shrinking and swelling and freezing and thawing affect it less.

The persistence of soil compaction is determined by the depth at which it occurs, the shrink-swell potential of the soil, and the climate. As the depth increases, the more persistent the condition. The type and percentage of clay determine the shrink-swell potential. The greater the shrink-swell potential and number of wet/dry cycles, the lower is the duration of compaction at a particular depth. Freeze/thaw cycles also help decrease near surface compaction.

Soil organic matter promotes aggregation of soil particles. This increases porosity and reduces bulk density (i.e., compaction). It also increases permeability and may increase plant available water. Addition of manure, compost, or other organic materials including newspaper, and woodchips, can improve soil structure, helping to resist compaction. Compaction can be reduced by reducing the number of trips across an area, working with or on the soils when dry, reducing pressure of equipment, and maintaining organic matter in the soil.

Rusty Patch Bumble Bee

The PIQ has been identified to be in a Rusty Patch Bumble Bee high potential zone. The U.S. Fish and Wildlife Service listed the rusty patched bumble bee as endangered under the Endangered Species Act. Endangered species are animals and plants that are in danger of becoming extinct. The rusty patch bumble bee is a pollinator that lives in prairies and grasslands which are one of the last species to go into hibernation. They need areas that provide nectar and pollen from flowers, nesting sites (underground), and overwintering sites for hibernating queens (undisturbed soil).

Many factors have led to the rust patch bumble bee becoming an endangered species. Most of prairies and grasslands of the Upper Midwest and Northeast have been converted to monoculture farms or developed areas, such as cities and roads. Grasslands that remain tend to be small and isolated. Increases in farm size and technology advances improved the operating efficiency of farms but have led to practices that harm bumble bees, including increased use of pesticides, loss of crop diversity which results in flowering crops being available for only a short time, loss of hedgerows and the flowers that grew there, and loss of legume pastures.

There are numerous programs, research, and groups working towards helping the rusty patch bumble bee. Some things you can do to help include having flowering plants, providing natural areas with native plants, and minimize the use of pesticides and chemical fertilizer.

Stream Corridor

A stream corridor refers to rivers, creeks, streams and the adjacent areas that water influences. Streams are among the most important natural resources, their complex ecosystem provides habitat for a diversity of species. Stream corridors have great social, cultural, and environmental value. Healthy streams create critical habitat for fish and wildlife, water for recreational activities

and help filter out pollutants. Streams surrounded by a healthy mix of vegetation including grasses, shrubs and trees buffer the effects of surrounding land.

Streams and their surrounding areas can be damaged very quickly, but it often takes much time and effort to repair the damage. Whether it is a natural event or a human induced activity, disturbances bring changes to stream corridors. Disturbances place stress on the stream and have the potential to alter its structure and impair its ability to perform key ecological functions.

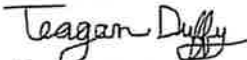
Urban development is one of the leading causes of stream degradation. Development increases the amount of stormwater runoff because of impervious surfaces such as parking lots like in the northern half of the site. Increased amounts of impervious surfaces reduce the amount of water that is able to infiltrate into our ground which runs off urban impervious surfaces instead, while washing pollutants away with it.

Contaminated stormwater runoff can reach local water resources if not properly managed. Removing plant buffers along streams prevents vegetation from filtering out pollutants and holding the soil in place. Maintain the vegetation within the stream corridor for protection against degradation.

****Any acreage discrepancies are due to the acres included with Right of Ways****

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

Sincerely,



Teagan Duffy
Resource Conservationist



Public Health
Prevent. Promote. Protect.

Boone County Health Department

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

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

May 29, 2024

City of Belvidere

Email: GDelRose@BelvidereIL.gov

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

Re: Case: 2024-13 Manhard Consulting, LTD; 1504-1576 Crosslink Parkway

Dear City of Belvidere,

We are in receipt of a special use request to amend the previously approved planned development (Ordinance 609H) in the HI, Heavy Industrial District in the Crosslink Business Park No. 2 Subdivision. The amendment will allow for the following additional departures: Section 150.105(C)(9)(G)(2)(B) reducing the required minimum street frontage from 40 feet to zero feet, Section 150.707(E)(1) allowing for the maximum luminaire height to be increased from 30 feet to 42 feet; Section 151.41.f.3 reducing the required frontage along a street from 40 feet to zero feet and 150.904 Special Use Review and Approval Procedures. The planned development amendments are being requested in order to allow security cameras to be placed on the light poles and to revise the photometrics plan to be more efficient. The reduced road frontage will allow for a landlocked parcel accessible by cross access easements. PINs: 05-34-400-013 and 05-34-326-005.

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

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

Sincerely,

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

AT

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

June 5, 2024

ADVISORY REPORT

CASE: 2024-14

APPLICANT: Replat of Lot 2 of Crosslink
Business Park No. 2 Subdivision, RP

REQUEST:

The applicant is requesting plat approval of the two-lot subdivision named Replat of Lot 2 of Crosslink Business Park No. 2 Subdivision.

LOCATION:

The subject property is located northwest of Grant Highway and Appleton Road within the Crosslink Business Park. It is 177.88 acres and is currently being developed with a cold storage distribution center. PIN: 05-34-400-013.

BACKGROUND:

The subject property is currently zoned HI, Heavy Industrial District and consists of one large, irregular shaped lot.

The original preliminary plat for Crosslink Business Park was approved in 2004 and encompassed approximately 176 acres and was comprised of 15 lots (2 being outlots). Shortly after the preliminary plat was approved, approximately 60 acres were final platted into 5 buildable lots and 2 outlots. In 2023 a new preliminary plat was approved that included an additional 55.5 acre parcel to the northeast and reconfigured Crosslink Parkway and Morriem Drive. At that time, the applicant also requested that the requirement for sidewalks be waived considering that they were waived in the first final plat. The subsequent final plat encompassed 205 acres and incorporated the changes made in the recently approved preliminary plat.

A planned development for a special use for the distribution center was approved in 2023 per Ordinance 609H. In addition to the replat of Lot 2, the applicant is also requesting an amendment to the special use to allow for taller light poles and to remove the 40-foot road frontage requirement. This will allow for a landlocked parcel to be created that is only accessible through cross access easements.

The proposed replat divides Lot 2 into one 170.996 parcel that will contain the distribution center and parking area and one 6.888 parcel that will contain a substation used for power. The 6.888 parcel located at the northeast corner of Lot 2 will be landlocked and accessible by an access easement that runs through the larger parcel.

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

SUMMARY OF FINDINGS:


The Replat of Lot 2 of Crosslink Business Park No. 2 Subdivision 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 **2024-14** subject to the following conditions:

1. The title of the plat shall be changed to Replat of Lot 2 of Crosslink Business Park No. 2 Subdivision.
2. The dimension for the curve at the northeast corner of Lot 2 needs to be shown.
3. An explanation of purpose for the access easement that is acceptable to the City and the intended users of Lots 1 and 2 shall be depicted on the plat.
4. A sentence shall be added to the stormwater management easement provisions stating that the two easements shown as being abrogated are hereby vacated and replaced with those depicted on this replat.
5. The public utility and drainage easement provision and the city easement provision that were on the Final Plat of Crosslink Business Park No.2 Subdivision shall be depicted on this replat.
6. Reference to Sjoström and Sons, Inc. shall be removed from the Notary certificate block.
7. All public improvements shall be completed in accordance with approved construction plans for the development. An engineer's estimate of cost for the public improvements to be completed as a part of this project shall be submitted along with the construction plans for this plat.
8. A Performance Bond or Letter-of-Credit is required for all public improvements on forms provided by the City and must be submitted prior to the recording of the RePlat or approval and release of the construction plans for the development by the Director of Public Works.
9. A construction inspection fee in the amount of three percent of the approved engineer's estimate of costs for the public improvements must be paid to the City Clerk prior to approval and release of the construction plans for the development by the Director of Public Works.
10. Stormwater detention must be provided for development of this plat. A drainage plan for this plat must be submitted and approved prior to construction.
11. A note stating that deviations from the subdivision code were granted per Ordinances 609H and 6XXH (to be determined at time of Case 2024-13's approval).
12. The revised plat shall be presented to the planning department for review and approval before any signatures are obtained.
13. 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.
14. The final plat shall be in compliance with all applicable codes, ordinances and agreements unless specifically waived by the City Council.

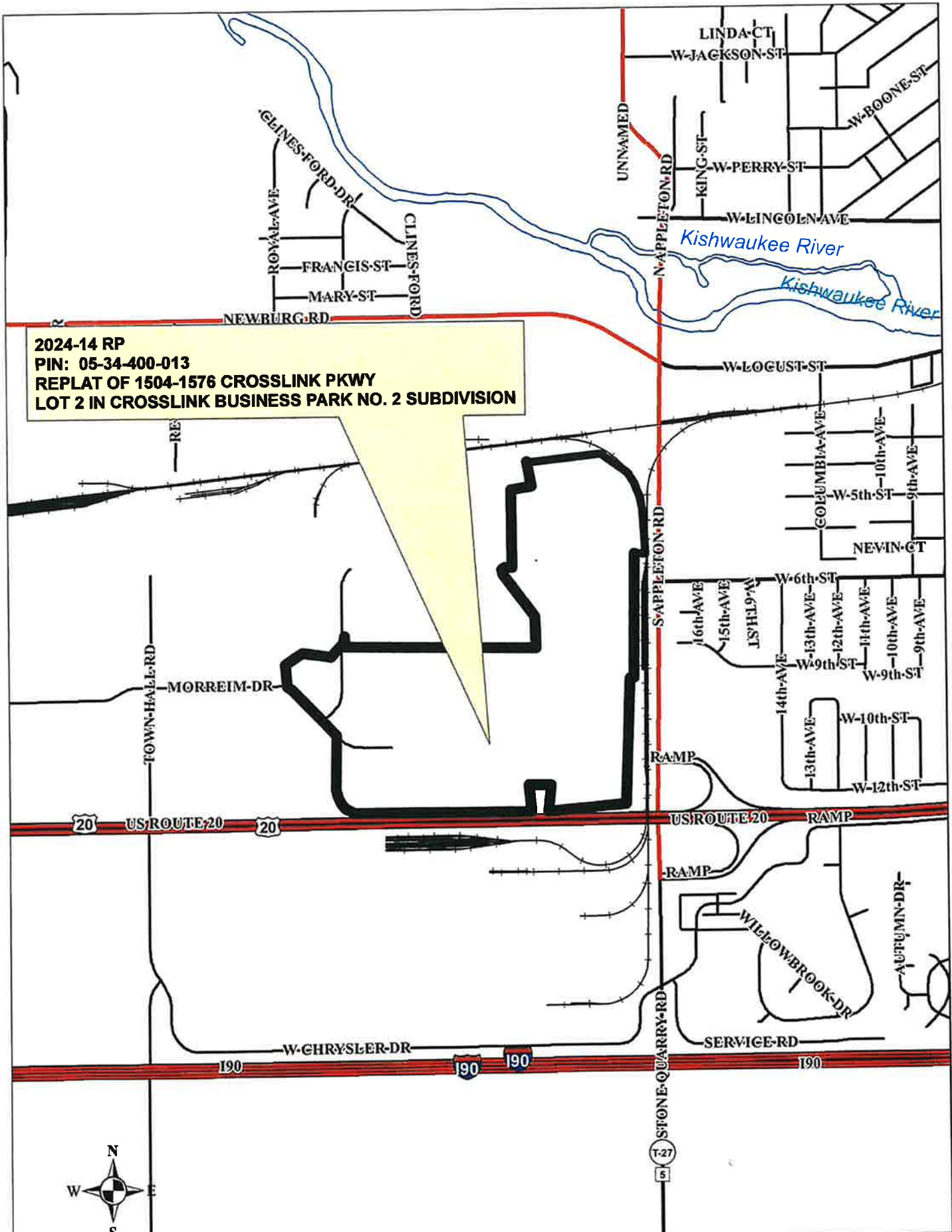
Submitted by:



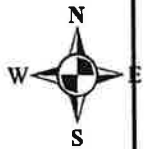
Gina DelRose
Community Development Planner

ATTACHMENTS

1. Location Map by Planning Staff.
2. Aerial Photo by Planning Staff.
3. E-mail from Rebecca Luginbill, Nicor Gas Company, dated May 30, 2024.
4. E-mail from Randy Newkirk, Hampton, Lenzini and Renwick Inc., June 3, 2024.
5. Memo from Brent Anderson, Belvidere Public Works Department, June 5, 2024.
6. Replat of Lot 2 of Crosslink Business Park No. 2 Subdivision by Manhard Consulting, dated 5/3/2024.

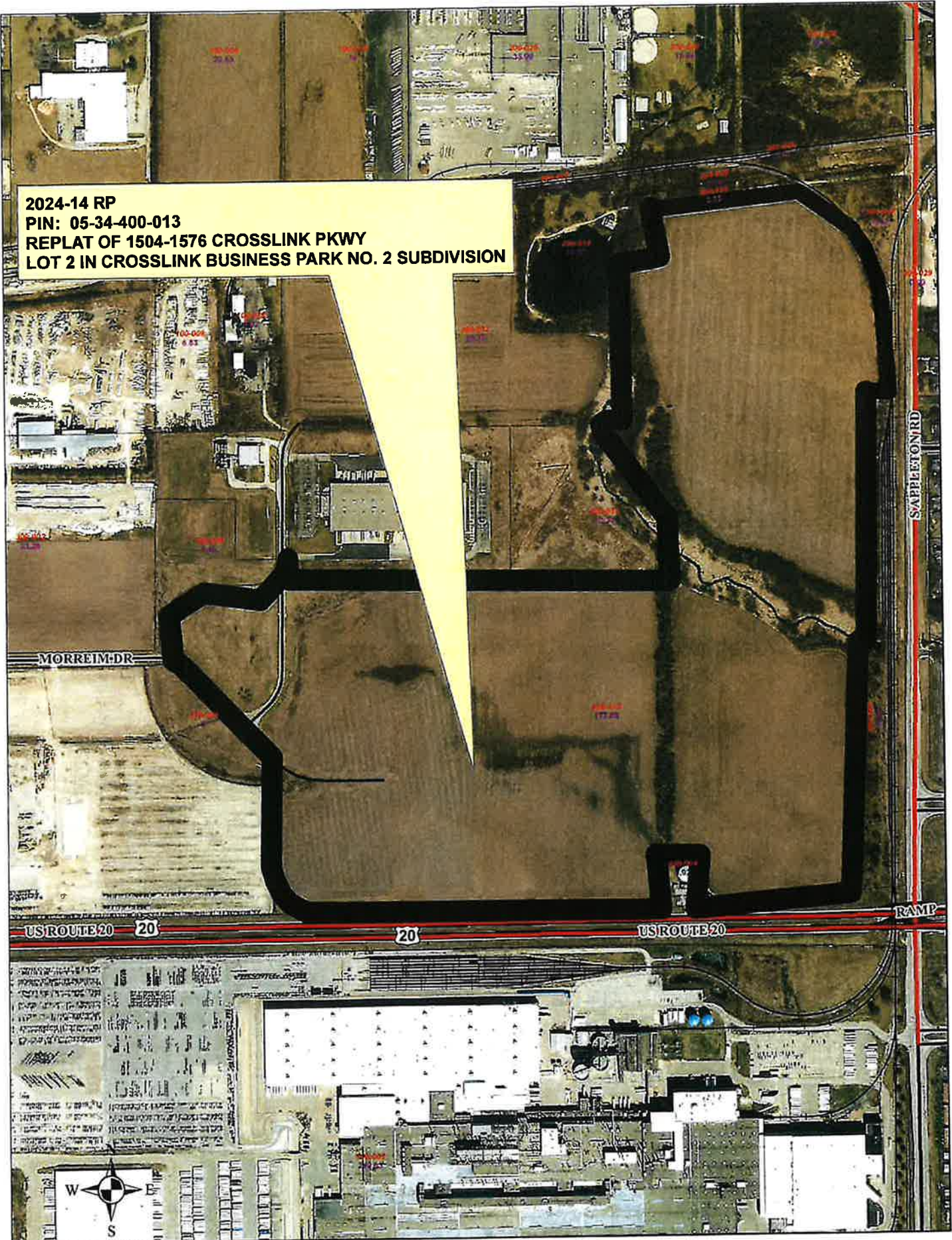


2024-14 RP
PIN: 05-34-400-013
REPLAT OF 1504-1576 CROSSLINK PKWY
LOT 2 IN CROSSLINK BUSINESS PARK NO. 2 SUBDIVISION



1 inch = 1,265 feet

2024-14 RP
PIN: 05-34-400-013
REPLAT OF 1504-1576 CROSSLINK PKWY
LOT 2 IN CROSSLINK BUSINESS PARK NO. 2 SUBDIVISION



1 inch = 632 feet

Gina Delrose

From: Luginbill, Rebecca <X2RLUGIN@SOUTHERNCO.COM>
Sent: Thursday, May 30, 2024 11:54 AM
To: Gina Delrose
Subject: Replat of Lot 2 of Crosslink Business Park No. 2 Subdivision

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 –

The Replat is acceptable – I have no comments.

Rebecca Luginbill
Land Management
Nicor Gas Company
1844 Ferry Road
Naperville, IL 60563
x2rlugin@southernco.com
PH: 630-388-2095



CALL [JULIE](#) BEFORE YOU DIG!

Gina Delrose

From: Randy Newkirk <rnewkirk@hlreng.com>
Sent: Monday, June 3, 2024 1:33 PM
To: Gina Delrose
Cc: Brent Anderson; Eric Haglund
Subject: Re: 2024-14 - Crosslink Business Park - RePlat

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.

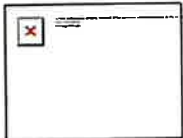
Gina,

The only other comment based on the review of the Plat:

- The curve at the northeast corner of lot 2 is missing dimension.

Do you need a formal letter with comments or is this email sufficient?

-Randy



Randal G. Newkirk, PE
Municipal Manager

Hampton, Lenzini and Renwick Inc.
1707 N Randall Rd. | Suite 100 | Elgin, IL | 60123
P 847.697.6700 | C 630.803.7508
hlrengineering.com
Work Hard · Have Fun · Give Back

On Fri, May 31, 2024 at 12:28 PM Randy Newkirk <rnewkirk@hlreng.com> wrote:
Gina,

After reviewing the Plat provided for review, we would like to propose the following question to the City to get their opinion:

1. In the first plat of subdivision stormwater management easements were created. In the replat that I am reviewing 2 of the easements have been reconfigured. This means that the previous easements need to be vacated. On the replat second page, the old easements are shown as abrogated. It is our opinion this does not vacate the old easements. Could legal please confirm that the City is comfortable with this vacating the previous easements?

Memo

To: Gina DelRose, Associate Planner
From: Brent Anderson, Director of Public Works
Date: 6/5/2024
Re: Review of Replat of Lot #2 of Crosslink Business Park No. 2 Subdivision

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

1. All public improvements shall be completed in accordance with approved construction plans for the development. An engineer's estimate of cost for the public improvements to be completed as a part of this project shall be submitted along with the construction plans for this plat.
2. A Performance Bond or Letter-of-Credit is required for all public improvements on forms provided by the City and must be submitted prior to recording of the Final Plat or approval and release of the construction plans for the development by the Director of Public Works.
3. A construction inspection fee in the amount of three percent of the approved engineer's estimate of cost for the public improvements must be paid to the City Clerk prior to approval and release of the construction plans for the development by the Director of Public Works.
4. Stormwater detention must be provided for development of this lot. A drainage plan for this lot must be submitted and approved prior to construction.
5. All other provisions of the subdivision control ordinance will be required unless specifically waived by the City Council.

FINAL PLAT OF RESUBDIVISION OF LOT 2 IN CROSSLINK BUSINESS PARK NO. 2 SUBDIVISION



OWNER & APPLICANT

THE SHED STORES EAST OF
1500 W. 135TH STREET
LAWRENCEVILLE, GA 30046



LEGEND

BASIS OF BEARINGS

COMPUTED AND MEASURED WITH BEARS WITH THE THEODOLITE PLANT
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SURVEYOR'S NOTES

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SUBMITTED BY RETURN TO:

CITY OF ELKHART
BERNARD CITY HALL
401 WEST 13TH AVENUE, ELKHART, INDIANA 46508

ABBREVIATIONS

8 1/4" - 1/4" BARS AT 16" O.C.
15" - 1" BARS AT 16" O.C.
19" - 1" BARS AT 16" O.C.

NO.	DESCRIPTION	AMOUNT
1	AREA 1	1,234.56
2	AREA 2	2,345.67
3	AREA 3	3,456.78
4	AREA 4	4,567.89
5	AREA 5	5,678.90
6	AREA 6	6,789.01
7	AREA 7	7,890.12
8	AREA 8	8,901.23
9	AREA 9	9,012.34
10	AREA 10	10,123.45

AREA TABLE

AREA 1	1,234.56
AREA 2	2,345.67
AREA 3	3,456.78
AREA 4	4,567.89
AREA 5	5,678.90
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AREA 8	8,901.23
AREA 9	9,012.34
AREA 10	10,123.45
TOTAL	100,000.00

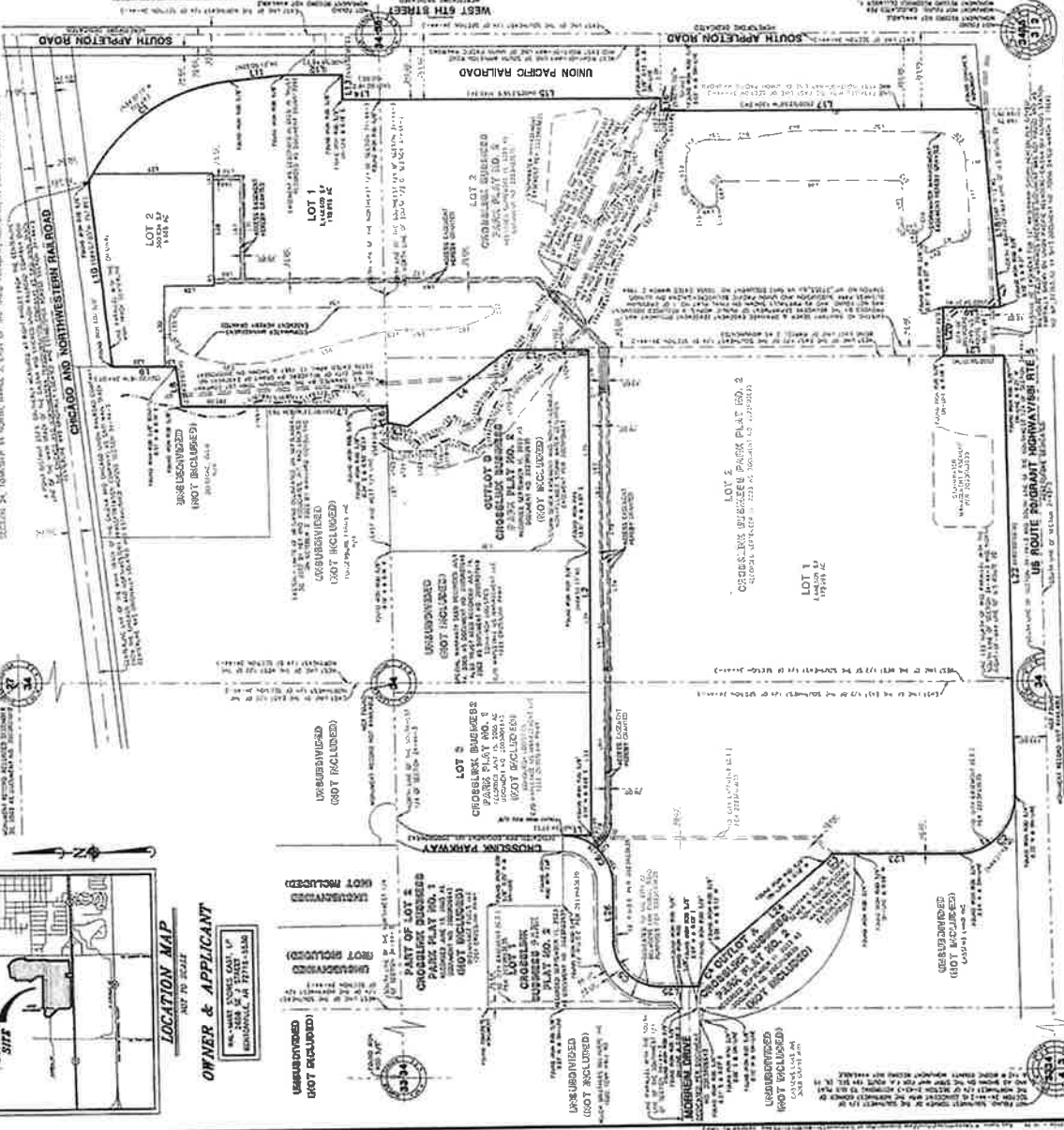
SHEET INDEX

SHEET NO.	DATE
1-1	11/15/10
1-2	11/15/10
1-3	11/15/10
1-4	11/15/10
1-5	11/15/10
1-6	11/15/10

Manhard CONSULTING

RESUBDIVISION OF LOT 2 IN CROSSLINK BUSINESS PARK NO. 2 SUBDIVISION
CITY OF BELVIDERE, ILLINOIS

SHEET
1-2
WALSLEY



RESUBDIVISION OF LOT 2 IN CROSSLINK BUSINESS PARK NO. 2 SUBDIVISION
CITY OF BELVIDERE, ILLINOIS

MANHARD CONSULTING

FINAL PLAT OF RESUBDIVISION OF LOT 2 IN CROSSLINK BUSINESS PARK NO. 2 SUBDIVISION

ACCESS NOTES

1. THIS MAP IS TO BE USED TO SHOW ACCESS TO LOT 2, PARCEL A, MAP NO. 100-0-0000-0000-0000-0000, CROSSLINK BUSINESS PARK NO. 2 SUBDIVISION, ILLINOIS, LOCATED IN SECTION 41, TOWNSHIP 41 NORTH, RANGE 2, EAST OF THE THIRD PRINCIPAL MERIDIAN, ILLINOIS, COOK COUNTY, ILLINOIS.

2. THE PLAT IS SUBJECT TO THE EXISTING EASEMENTS, RIGHTS, AND INTERESTS OF ALL OTHER PARTIES.

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LEGAL DESCRIPTION
 BEING THAT PART OF THE CROSSLINK BUSINESS PARK NO. 2 SUBDIVISION, ILLINOIS, LOCATED IN SECTION 41, TOWNSHIP 41 NORTH, RANGE 2, EAST OF THE THIRD PRINCIPAL MERIDIAN, ILLINOIS, COOK COUNTY, ILLINOIS, AS SHOWN ON THE FINAL PLAT OF SUBDIVISION OF CROSSLINK BUSINESS PARK NO. 2, ILLINOIS, DATED AND RECORDED IN THE OFFICE OF THE CLERK OF COOK COUNTY, ILLINOIS, ON FEBRUARY 12, 2014, IN PLAT BOOK NO. 100-0-0000-0000-0000-0000, PAGE 100-0-0000-0000-0000-0000.

GENERAL NOTES
 1. THE PLAT IS SUBJECT TO THE EXISTING EASEMENTS, RIGHTS, AND INTERESTS OF ALL OTHER PARTIES.
 2. THE PLAT IS SUBJECT TO THE EXISTING EASEMENTS, RIGHTS, AND INTERESTS OF ALL OTHER PARTIES.
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FOR REVIEW ONLY
 THIS MAP IS FOR REVIEW ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. ANY REVISIONS TO THIS MAP MUST BE APPROVED BY THE ENGINEER OF RECORD.

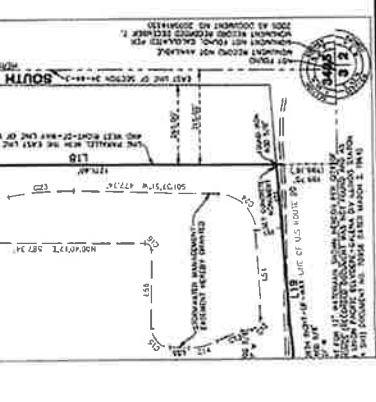
ENGINEERING EXAMINATION

I, the undersigned, being a duly licensed Professional Engineer in the State of Illinois, do hereby certify that I have examined the above described plat and find that it conforms to the requirements of the Illinois Land Surveying Act and the Illinois Surveying Board Rules and Regulations, and that the same is a true and correct representation of the land shown thereon.

DATE: _____ BY: _____

ENGINEERING EXAMINATION
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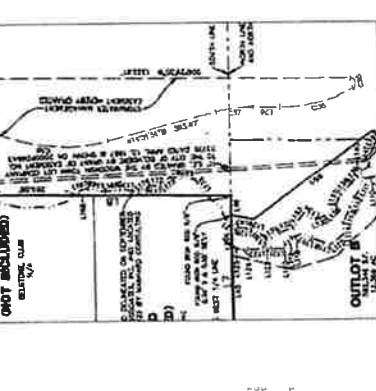
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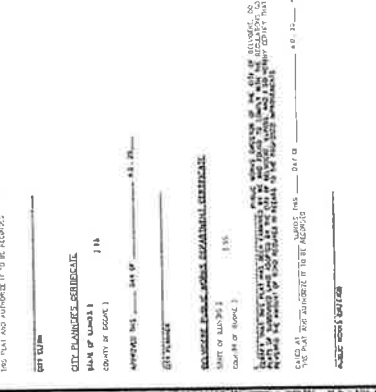
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RESUBDIVISION OF LOT 2 IN CROSSLINK BUSINESS PARK NO. 2 SUBDIVISION
 CITY OF BELLEVILLE, ILLINOIS
 FINAL PLAT OF SUBDIVISION

2 of 2
 SHEET
 2014

City of Belvidere Recap

Discussion Points:

- **IL Medicaid**
 - Sarah found out today, 6/6/24, that IL Medicaid claims had been approved for payment with no PO available.
 - Angela is filing appeals for any trips that fell outside of timely filing during this process.
- **IL BCBS**
 - At the time of the call, we hadn't received any information regarding the credentials for IL BCBS. Shortly, after our call, there was communication with BCBS requesting another form to be submitted because the FD isn't in their fire district. Shawn S. will resubmit the documents requested by IL BCBS through the BCBS portal. Further details will be coming from PR.
- **Hospital Access**
 - I have been working with Kristen to determine why we are not getting the number of face sheets that make sense for our Rockford and surrounding area departments.

We will keep in contact on the communication with BCBS.