

**CITY OF BELVIDERE  
PLANNING AND ZONING COMMISSION AGENDA  
Tuesday, January 14, 2025  
City Council Chambers  
401 Whitney Boulevard  
6:00 pm**

**ROLL CALL**

**Members:**

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

**Staff:**

Gina DelRose, Community Development Planner  
Kim Whitt, Administrative Assistant

**MINUTES:** Approve the minutes of the December 10, 2024 meeting.

**PUBLIC COMMENT:**

**UNFINISHED BUSINESS:** None.

**NEW BUSINESS:**

**2025-01: Hamblock, 230 N. Appleton Road (MA):** The applicant, Joe Hamblock, 1800 N. Appleton Road, Belvidere, IL 61008 on behalf of the property owner, Peggy Wolf TR, 9562 Lawrenceville Road Garden Prairie, IL 61038 is requesting a map amendment (rezoning) on approximately 2.5 acres commonly known as 230 N. Appleton Road and the adjacent vacant parcel from the SR-4, Single-family Residential-4 District to the GB, General Business District pursuant to the Belvidere Zoning Ordinance Section 150.903 Amendment to Official Zoning Map. PINs: 05-22-479-002 and 05-22-479-003

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

**OTHER BUSINESS:**

**DISCUSSION:**

Staff report

**ADJOURNMENT**

**CITY OF BELVIDERE  
PLANNING AND ZONING COMMISSION**

**Minutes**

**Tuesday, December 10, 2024**

**City Council Chambers**

**401 Whitney Boulevard**

**6:00 pm**

**ROLL CALL**

**Members Present:**

Paul Engelman, CH  
Bob Cantrell, VCH  
Alissa Maher  
Carl Gnewuch  
William Bieber  
Daniel Druckrey  
Art Hyland

**Staff Present:**

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

**Members Absent:**

**Paul Engelman called the meeting to order at 6:00 p.m.**

**MINUTES:** It was moved and seconded (Druckrey/Cantrell) to approve the minutes of the November 12, 2024 meeting. The motion carried with a vote 7-0 voice vote.

**PUBLIC COMMENT:** None

**UNFINISHED BUSINESS:** None

**NEW BUSINESS:**

**2024-20: Southtowne Subdivision (PP):** The applicant is requesting preliminary plat approval of the six-lot subdivision named Southtowne Subdivision located northwest of Pearl Street and Southtowne Drive.

Gina DelRose summarized the staff report dated December 3, 2024 and stated the recommendation is for approval of Case 2024-20. Provided that the suggested conditions of approval are met, the Preliminary Plat of Southtowne Subdivision is in conformance with the City of Belvidere's Subdivision Code and Zoning Ordinances.

Paul Engelman questioned the maintenance of the shared parking lot.

Gina DelRose explained that the maintenance of the shared parking lot is a side agreement. This will be up to the property owners.

Carl Gnewuch asked if there are other locations that have shared parking and utilities among different businesses.

Gina DelRose explained that many have cross access easements and some older developments may share utilities.

There were no further questions from the commission.

Attorney Richard Guerard, Southtowne Venture LLC, explained to the commission that the owner and developer have agreed to all conditions.

There were no further questions.

It was moved and seconded (Hyland/Druckrey) to recommend approval of Case 2024-20 with the 15 conditions as presented by staff. The motion carried with a 7-0 roll call vote.

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

**2024-21: Southtowne Subdivision (FP):** The applicant is requesting final plat approval of the six-lot subdivision named Southtowne Subdivision located northwest of Pearl Street and Southtowne Drive.

Gina DelRose summarized the staff report dated December 3, 2024 and stated the recommendation is for approval of Case 2024-21. Provided that the suggested conditions of approval are met, the Final Plat of Southtowne Subdivision is in conformance with the City of Belvidere's Subdivision Code and Zoning Ordinances.

There were no questions for either staff or the applicant.

It was moved and seconded (Cantrell/Maher) to recommend approval of Case 2024-21 with the 22 conditions as presented by staff. The motion carried with a 7-0 roll call vote

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

**2024-22: MH Subdivision (PP):** The applicant is requesting preliminary plat approval of the three-lot subdivision named MH Subdivision located northwest of North State Street and Appleton Road.

Gina DelRose summarized the staff report dated December 3, 2024 and stated the recommendation is for approval of Case 2024-22. Provided that the suggested conditions of approval are met, the Preliminary Plat of MH Subdivision is in conformance with the City of Belvidere's Subdivision Code and Zoning Ordinances.

Carl Gnewuch questioned the dedication of Davis Drive.

Gina DelRose explained that Davis Drive is a public right of way and the dedication will make the width of the right-of-way consistent.

The Applicant Jeff Kimball was present.

Carl Gnewuch asked the applicant about the businesses that would be developed due to this subdivision.

Jeff Kimball confirmed that Starbucks and Chipotle will be occupying two of the lots.

There were no further questions of staff or the applicant.

It was moved and seconded (Hyland/Cantrell) to recommend approval of Case 2024-22 with the 13 conditions as presented by staff. The motion carried with a 7-0 roll call vote

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

**2024-23: MH Subdivision (FP):** The applicant is requesting final plat approval of the three-lot subdivision named MH Subdivision located northwest of North State Street and Appleton Road

Gina DelRose summarized the staff report dated December 3, 2024 and stated the recommendation is for approval of Case 2024-23. Provided that the suggested conditions of approval are met, the Final Plat of MH Subdivision is in conformance with the City of Belvidere's Subdivision Code and Zoning Ordinances.

Bob Cantrell asked Jeff Kimball when the demolition of Dodge Lanes and the new construction would begin.

Jeff Kimball stated they are planning to begin in May, 2025.

There were no other questions for staff or the applicant.

It was moved and seconded (Hyland/Cantrell) to recommend approval of Case 2024-23 with the 22 conditions as presented by staff. The motion carried with a 7-0 roll call vote

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

**2024-24: MH Bradley, LLC, 1940 North State Street (SU):** The applicant, MH Bradley, LLC (Jeff Kimbell), 6402 Cornell Avenue, Indianapolis, Indiana 46220 on behalf of the property owner, Dodge Lanes, Inc., 1940 N. State Street, Belvidere, IL 61008 is requesting a special use to permit a planned developed in the GB, General Business District at 1940 North State Street, Belvidere, IL 61008. The planned development will allow for the following departures: Sections 150.105(C)(5)(B)(2) In-vehicle Sales and Service for two drive through lanes, 150.105(C)(5)(G)(2)(C) Minimum Paved Surface Setback: decrease from five feet to zero feet along the internal lot line, Section 150.707(E)(3)(A) increase illumination levels from 0.50 foot-candles to 5.0 foot-candles along the interior lot line and 150.904 Special Use Review and Approval Procedures. The planned development is being requested in order to construct two restaurants with drive-through windows as well as a shared parking and vehicle circulation area. PIN: 05-22-476-008.

#### **Paul Engelman opened the public hearing for case 2024-24 at 6:41pm**

Gina DelRose was sworn in at 6:42 pm. Ms. DelRose stated the case was published in the Boone County Journal on November 21, 2024 and notifications were sent by certified mail to property owners within 250 feet of the subject property on November 17, 2024. Ms DelRose summarized the staff report dated December 3, 2024 and stated the recommendation is for approval of Case 2024-24 MH Bradley LLC for a planned development at 1940 N State St Belvidere, IL subject to three conditions.

Alissa Maher questioned the drainage requirements for the development.

Gina DelRose stated the maximum allowable lot coverage was 85% and the applicant is currently at 83% to 84%.

Paul Engelman asked if there were any traffic studies done for this project.

Gina DelRose stated that one was not needed for the project of this scale.

Jeff Kimball representative for MH Bradley was sworn in at 6:54 pm.

Carl Gnewuch asked about the seating in the restaurant, and approximately how many employees per shift.

Jeff Kimball stated there would be seating for approximately 30 people and 6 to 7 employees per shift.

Josh Gugnani from the audience asked the applicant if the two businesses were dependent on each other and will they be built at the same time.

Jeff Kimball stated no, they are independent of each other. Hopefully, they will be built at the same time though.

Mr. Gugnani also asked what attracted the applicant to this area.

Mr. Kimball stated each company has models and those showed that the area was favorable for development.

There were no further questions of staff or the applicant.

**Paul Engelman closed the Public Hearing for Case 2024-24 at 7:00 pm.**

It was moved and seconded by (Druckrey/Hyland) 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 2024-24 with the three conditions as presented by staff. The motion carried with a 7-0 roll call vote.

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

**OTHER BUSINESS:**

**DISCUSSION:**

**Staff Report:**

Gina DelRose stated the commission currently has one case for the January 14, 2025 meeting. A rezoning at 230 N. Appleton Rd. to allow a business to expand.

**ADJOURNMENT:**

Paul Engelman stated that with no objections the meeting was adjourned.

The meeting adjourned at 7:05 p.m.

**Recorded by:**

\_\_\_\_\_  
Kim 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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January 6, 2025

## ADVISORY REPORT

**CASE NO:** 2025-01

**APPLICANT:** Hamblock, 230 North Appleton Road (MA)

**REQUEST AND LOCATION:**

The applicant, Joe Hamblock, 1800 N. Appleton Road, Belvidere, IL 61008 on behalf of the property owner, Peggy Wolf TR, 9562 Lawrenceville Road Garden Prairie, IL 61038 is requesting a map amendment (rezoning) on approximately 2.5 acres commonly known as 230 N. Appleton Road and the adjacent vacant parcel from the SR-4, Single-family Residential-4 District to the GB, General Business District pursuant to the Belvidere Zoning Ordinance Section 150.903 Amendment to Official Zoning Map. The property is irregular in shape, developed with a single-family residence and large greenspace area. PINs: 05-22-479-002 and 05-22-479-003

**BACKGROUND:**

The two properties were annexed into the City of Belvidere separately in the 1990s. Upon annexation they were classified as single-family residential, like the properties to the west and south. The majority of the nearby property was already established as either commercial (to the north and east) or residential (to the south and west), limiting the amount of new development occurring since the property was annexed. Although new residential development has been limited, the North State Street commercial corridor has experienced significant reinvestment.

The applicant owns and operates the adjacent automobile dealership to the north. In order to expand the business, they are requesting the property be rezoned to General Business. Automotive related businesses such as car sales, car repair, gas stations and drive-through lanes require a special use. The rezoning is the first step towards the business expansion. A special use will need to be approved by the City Council at a later date prior to any such development occurring.

**FINDINGS OF FACT:**

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

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

**Findings:**

**Subject property:** Single-family residence and open space

**Adjacent property:**

**North:** Hamblock Ford

**South:** Open Space

**East:** Kunes and Advanced Auto Parts

**West:** U.S. Department of Agriculture Service Center and Wynwood Subdivision

The property is located along North Appleton Road which is developed with non-residential land uses at the larger intersections and residential land use in-between. The property is bordered by automotive related businesses and government offices to the north and east, a mix of single-family and multi-family to the west and single-family residential on the other side of a vacant lot to the south. This area of Appleton Road is the transitional area between residential land uses and the established commercial intersections.

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

**Findings:**

**Subject property:** SR-4, Single-family Residential-4 District

**Adjacent property:**

**North and East:** GB, General Business District

**South:** SR-4, Single-family Residential-4 District

**West:** NO, Neighborhood Office District and SR-6, Single-family Residential-6 District

The property is located along a section of North Appleton Road that is transitioning from residential to commercial. The North State Street Commercial Corridor located to the north is heavily developed with automobile orientated land uses and to the south is a mix of residential areas and open space. Due to the configuration of the parcel, approximately half of its perimeter abuts property that is zoned commercial and office while the other half abuts residentially zoned property.

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

**Findings:** The property is suitable for the existing zoning classification (Single-family Residential-4) in its current state with the existing improvements of the subject property and lot configuration.

The SR-4 zoning district requires buildable lots to be 80 feet wide and minimum of 10,000 square feet in size. There is enough road frontage along North Appleton Road to subdivide the property into four residential lots, all having driveways along North Appleton Road. Since North Appleton Road is a primary arterial street, residential driveways accessing it are not ideal. A road with a cul-de-sac could be constructed and 7 buildable lots could be created with drive-ways along the new road. A developer would need to determine if the cost of constructing the new right-of-way and extending utilities in order to develop a seven-lot subdivision would be financially feasible.

By rezoning the subject property to commercial, it allows for a larger scaled development to occur on the approximately 2.5 acres and an extension of the established commercial intersection of North Appleton Road and North State Street.

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

The subject property has been zoned single-family since it was annexed into the City of Belvidere in the 1990s. Although there have not been any significant changes to nearby infrastructure, redevelopment has occurred since the property was annexed into the City. The most recent nearby residential development was platted in 1997. Since 2005, numerous nearby businesses have undergone façade renovations or redevelopment. Most recently, the City Council approved a special use for the redevelopment of Dodge Lanes bowling alley.

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

Findings: The proposed rezoning is not consistent with the plans and policies of the Comprehensive Plan adopted by the City.

The subject property is designated as “Low Density Residential” by the City of Belvidere Comprehensive Plan, adopted May 7, 2024. Low density residential land uses include single-family detached, single-family attached, duplexes, triplexes, and accessory dwelling units. While each of these uses have distinct qualities, they are grouped because they function similarly and seamlessly blend to create cohesive mixed residential areas. Low density residential surrounding commercial corridors and districts should gradually densify into medium density residential to accommodate more housing options.

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

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

The subject property is comprised of two lots, one being developed with a single-family residence and the other vacant. The rezoning will allow for the development of the parcel as an extension to the North State Street commercial corridor. All future development will need to adhere to all applicable codes and ordinances in addition to advised recommendations for development that may be provided by agencies at a later date.

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

Findings: The two parcels were annexed separately in the 1990s. Upon annexation, they were both designated as single-family residential on the City of Belvidere’s Zoning Map.

Although one of the parcels was already developed with a single-family residence at time of annexation and rezoning, the property is adjacent to both commercial and residential land



uses. Redevelopment into commercial or office land uses would not be out of character for North Appleton Road.

**SUMMARY:**

The planning staff believes that although the property can be developed under the current SR-4 zoning district, the proposed rezoning is also appropriate due to the proximity of the North State Street commercial corridor. The property's north and eastern boundaries abut the commercial corridor and the western boundary abuts North Appleton Road which is a primary arterial road.

The rezoning will allow for the expansion of the commercial area located at the corner of North State Street and Appleton Road. The General Business District requirements will regulate aesthetics of any new construction or expansion and buffering to nearby residences. The City's municipal code will regulate stormwater detention.

**RECOMMENDATION:**

The Planning staff recommends the approval of case number 2025-01 to rezone approximately 2.5-acres from SR-4, Single-family Residential-4 District to GB, General Business District.

**Submitted by:**

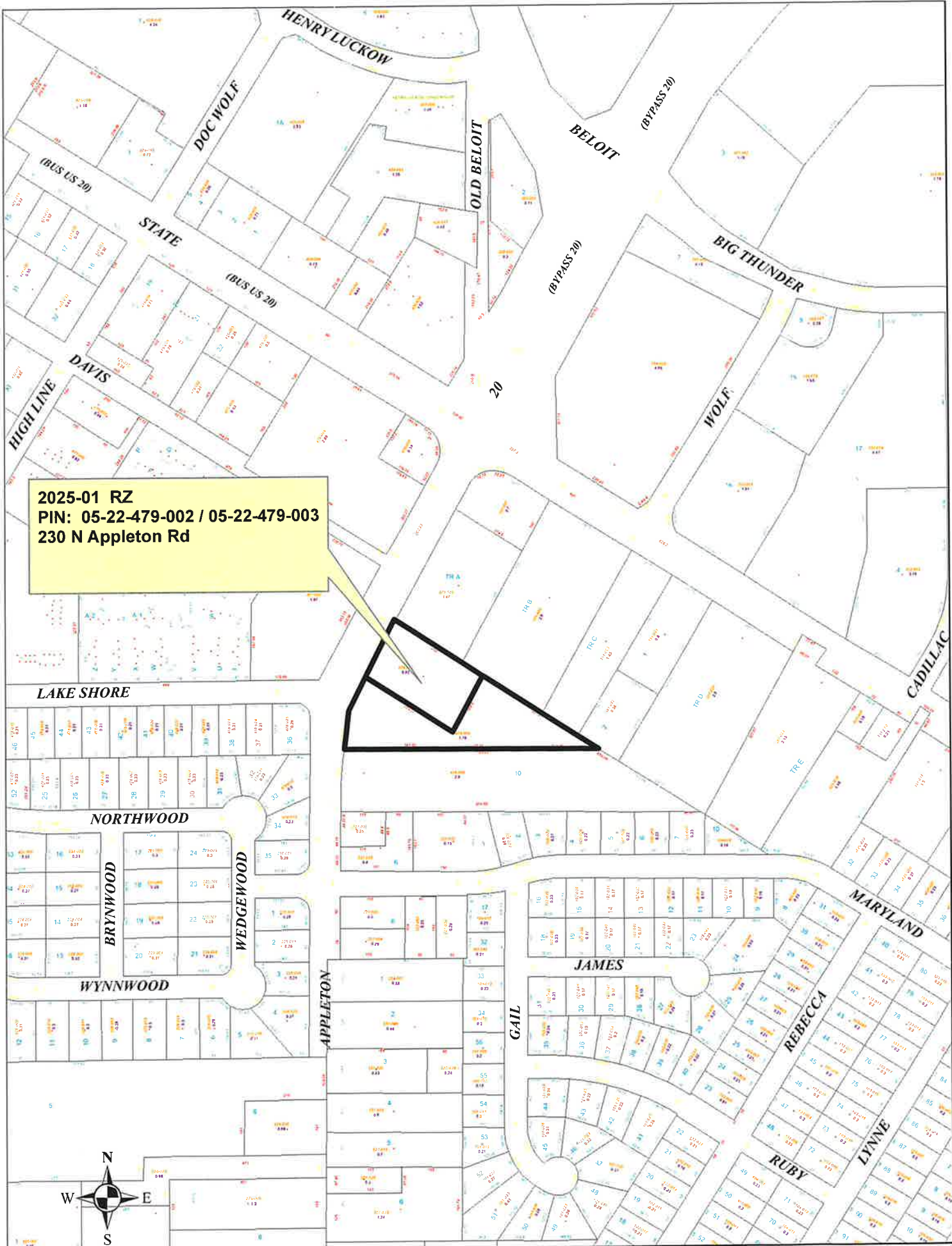
  
\_\_\_\_\_  
Gina DelRose, Community Development Planner

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

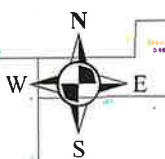
The Planning and Zoning Commission shall make and forward findings of fact as to the whether the proposed map amendment furthers the purposes of the Zoning Ordinances and make a recommendation to the City Council. The City Council shall review the findings and recommendation and may accept or reject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

**ATTACHMENTS**

1. Location Map by Planning Staff.
2. Aerial photo by Planning Staff.
3. Zoning Map by Planning Staff.
4. Boundary Map submitted by the Applicant.
5. Narrative submitted by the Applicant.
6. NRI Report 1783 comments submitted by Heather VanTilburg, Boone County Soil and Water Conservation District dated December 5, 2024.
7. Letter from the Boone County Health Department, Alisen O'Hearn, December 17, 2024.



2025-01 RZ  
PIN: 05-22-479-002 / 05-22-479-003  
230 N Appleton Rd



1 inch = 316 feet





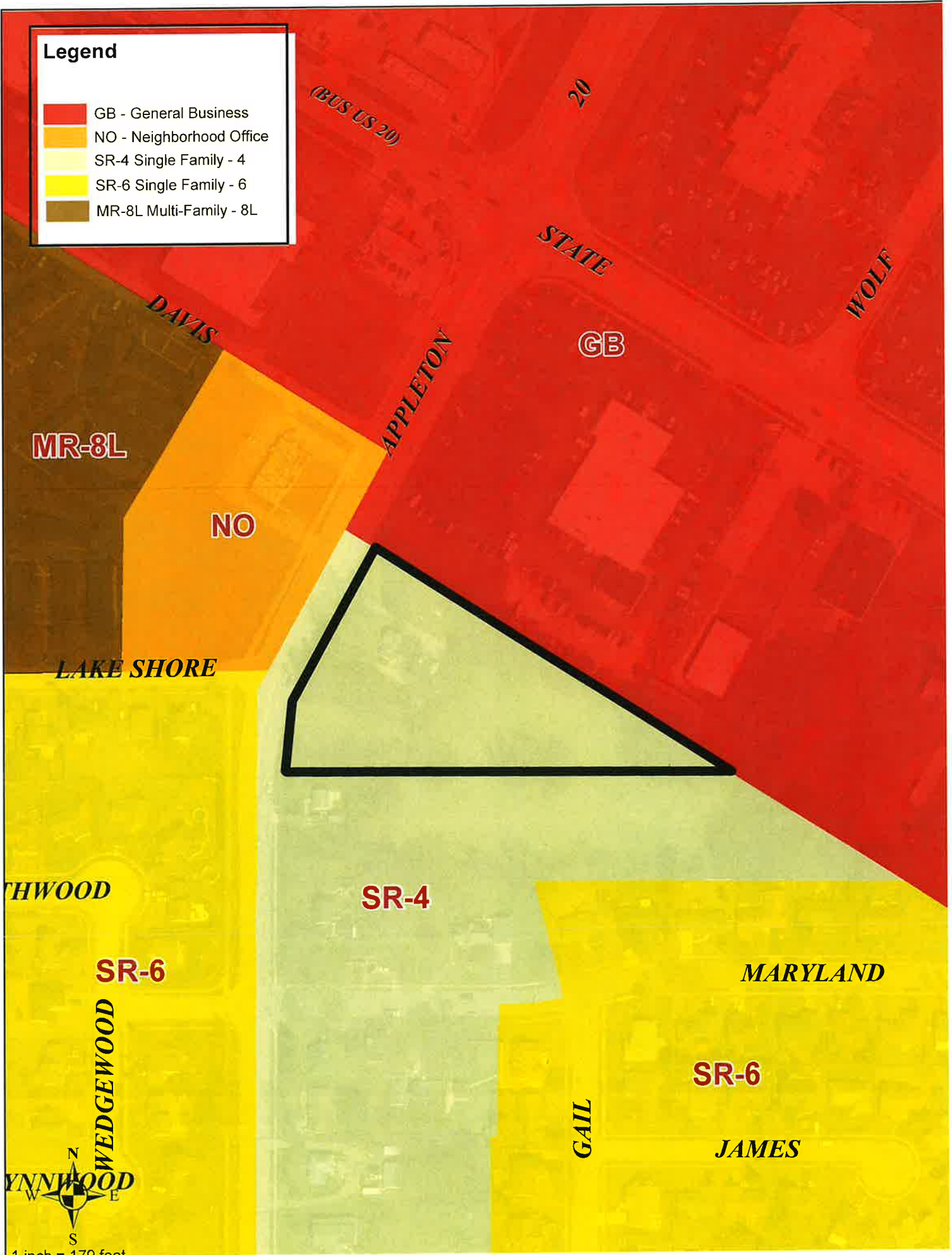
2025-01 RZ  
PIN: 05-22-479-002 / 05-22-479-003  
230 N Appleton Rd

1 inch = 95 feet



**Legend**

-  GB - General Business
-  NO - Neighborhood Office
-  SR-4 Single Family - 4
-  SR-6 Single Family - 6
-  MR-8L Multi-Family - 8L







To: City of Belvidere - Community Development Department

I am writing to request the rezoning of Parcel Identification Numbers 0522479002 and 0522479003 from residential to general business to develop an expansion of our repair facility. This project will bring significant benefits to our community, including job creation, enhanced automotive services, and economic growth.

We are committed to minimizing the impact on neighboring properties by adhering to all city guidelines and incorporating thoughtful design measures.

Thank you for your consideration. I look forward to working together on this exciting opportunity. Please feel free to contact me at 815.262.0356 or [Joe.Hamblock@HamblockFord.com](mailto:Joe.Hamblock@HamblockFord.com) with anything further that you may need.

Sincerely,

A handwritten signature in black ink, appearing to read 'Joe Hamblock', with a long, sweeping horizontal stroke extending to the right.

Joe Hamblock

Dealer Principal

Hamblock Ford

1800 N State Street, Belvidere, IL 61008



Boone County  
**Soil & Water**  
Conservation District

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

05 December 2024

**SWCD NRI #: 1783**

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:** 230 N. Appleton Rd., Belvidere, IL 61008  
**PIN(S):** 05-22-479-002, 05-22-479-003

Contact	Petitioner	Owner
Joe Hamblock 1800 N State St. Belvidere, IL 61008 (815) 262-0356 Joe.hamblock@hamblockford.com	Same as contact	Peggy Wolf Trust 9562 Lawrenceville Rd Garden Prairie, IL 61008

**Request:** Zoning Change, SR-4 to GB

**Notes, if any:** By considering the current zoning, current land use, Geographical Information Systems maps, and requested zoning change, 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, but please see additional comments attached in this letter regarding soils information and best management practices.

Sincerely,



Heather VanTilburg, BCSWCD Resource Conservationist





# Boone County Soil & Water Conservation District

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

the Natural Resource Conservation Service (NRCS), the presence of hydric soils is one third of the requirements needed to meet a jurisdictional wetland. The two other requirements include wetland hydrology and hydrophytic vegetation.

## Permeability/Groundwater

Groundwater is water that exists in the pore spaces and fractures in rock and sediment beneath the Earth's surface. It originates as rainfall or snow, and then moves through the soil into the groundwater system. The soil types present near the surface, and their permeability, can have a direct correlation to water quality of shallow groundwater systems. Water quality refers to such things as the temperature, the number of dissolved solids (hardness), and the presence of pollutants. Most pollution of groundwater is the result of biological activity, much of it human. Among the sources of contamination are: failing or inadequate on-site septic systems, broken sewer lines, waste dumps (both industrial and residential), spills, biological waste products, agricultural pollutants such as fertilizers and pesticides, and salt contamination from excess salt applications in the winter. Groundwater contamination can result from a point source where the contaminant plume emanates from one spot, or from a widespread source where the pollution is introduced over a wide area and diffused throughout the groundwater over a broad region. Nonpoint source contaminants are difficult to identify and address. Groundwater contaminant plumes change over time. They grow in length with groundwater flow. They grow in width by diffusion and dispersion. Large plumes pollute large areas and affect many people.

## **Comments from SWCD:**

Best management practices should be implemented at the site during any periods of disturbance to prevent erosion and result in clean discharges from the site. The Illinois Urban Manual is a resource of practices used throughout the State and can be accessed at <http://www.aiswcd.org/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.

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

The proposed land use of this site may lead to soil compaction in the future. 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



Boone County  
**Soil & Water**  
Conservation District

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

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. 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.

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

The Boone County Soil and Water Conservation District is an equal opportunity employer.  
All programs and services are offered without regard to race, color, national origin, religion, sex, age, marital status, or handicap.



**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)

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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.*

December 17, 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 2025-01 (RZ): Hamblock, 230 N Appleton Road and vacant parcel**

Dear City of Belvidere,

We are in receipt of a map amendment (rezoning) on approximately 2.5 acres commonly known as 230 N Appleton Road and the adjacent vacant parcel from the SR-4, Single-family Residential-4 District to the GB, General Business District pursuant to the Belvidere Zoning Ordinance Section 150.903 Amendment to Official Zoning Map.

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](mailto:info@boonehealth.org).

Sincerely,

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

# BELVIDERE

## Community Development Department Planning Department

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

### December 2024 Monthly Report

Number	Project	Description	Processed
5	Cases: December	Southtowne Subdivision, PP	11/12/2024
		Southtowne Subdivision, FP	11/12/2024
		MH Subdivision, PP	11/18/2024
		MH Subdivision, FP	11/18/2024
		MH Bradley LLC, 1940 Dodge Lanes, SU	11/12/2024
1	Cases: January	Hamblock, 230 N. Appleton Rd, MA	12/9/2024
0	Annexation	None	
0	Temporary Uses	None	
3	Site Plans (New/Revised)	1000 Townhall Road	12/12/2024
		601 N. Main Street	12/12/2024
		1125 N. State Street	12/19/2024
2	Final Inspection	600 S. State Street	12/4/2024
		2234 Gateway Center Drive	12/17/2024
0	Downtown Overlay Review		
3	<b>Prepared Zoning Verification Letters</b>	766 Landmark Drive	12/2/2024
		1545 Belvidere Road	12/16/2024
		1601 Belvidere Road	12/16/2024
2	<b>Issued Address Letters</b>	1504-1582 Crosslink Parkway	12/17/2024
		1123 N. State Street	12/19/2024
	Belvidere Historic Preservation Commission	The Commission had a table inside the Boone County Museum of History during Hometown Christmas. The Commission met in December and discussed future award programs, the maintenance grant and fundraisers. Maintenance Grant letters were sent out.	
	Heritage Days	None	
	Hometown Christmas	Staff assisted with setting up the selfie-spots, the tree lighting and activities inside the Boone County Museum of History.	
	<b>Scanned Plats: E-mail, Print and/or Burn</b>		
1	Recorder's Office		
1	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 met with a local girl scout troop to discuss public art projects

\*\* Sent out reminder letters for the 2024 Downtown Façade Grant recipients

\*\*\* Processed one reimbursement for the 2024 Downtown Façade Grant

\*\*\*\* Sent out a special use extension reminder letter