

**CITY OF BELVIDERE
PLANNING AND ZONING COMMISSION AGENDA
Tuesday, August 13, 2019
City Council Chambers
401 Whitney Boulevard
6:00 pm**

ROLL CALL

Members:

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

Staff:

Gina DelRose, Community Development Planner
Cathy Crawford, Administrative Assistant

MINUTES: Approve the minutes of the June 11, 2019 meeting.

PUBLIC COMMENT:

UNFINISHED BUSINESS: None

NEW BUSINESS:

2019-12: Anderson Subdivision (Replat): The applicant is requesting replat approval of the one-lot subdivision named Anderson Subdivision. The subject property is at the southwest corner of West Hurlbut Avenue and Kishwaukee Street and a portion extends to West Lincoln Avenue. PINs: 05-26-428-017; 05-26-428-016; 05-26-428-019; 05-26-428-020; 05-26-428-021; 05-26-428-006 and 05-26-428-015.

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

2019-13: Boone County Arts Council (SU): Boone County Arts Council, PO Box 311, Belvidere, IL 61008 on behalf of the property owner John Ahrens, PO Box 1163, Belvidere, IL 61008 is requesting a special use to install a mural at 427 South 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 mural will be located on the north side of the building and depicts the Baltic Mill in celebration of the Belvidere Township Park District's 100th anniversary. PIN: PIN: 05-25-357-026.

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

OTHER BUSINESS:

DISCUSSION:

Staff report

ADJOURNMENT

**CITY OF BELVIDERE
PLANNING AND ZONING COMMISSION**

Minutes

Tuesday, June 11, 2019

City Council Chambers

401 Whitney Boulevard

6:00 pm

ROLL CALL

Members Present:

Daniel Arevalo CHM

Art Hyland

Carl Gnewuch

Robert Cantrell

Andrew Racz

Staff Present:

Gina DelRose, Community Development Planner

Cathy Crawford, Administrative Assistant

Michael Drella, City Attorney

Leslie Rivera, Planning Intern

Members Absent:

Paul Engelman

Alissa Maher, VCHM

Chairman Daniel Arevalo called the meeting to order at 6:00 p.m.

MINUTES: It was moved and seconded (Cantrell/Racz) to approve the minutes of May 14, 2019. The motion carried with a 5-0 voice vote.

PUBLIC COMMENT: None

UNFINISHED BUSINESS: None

NEW BUSINESS:

2019-11; Expresslane, Inc. (SU): Expresslane Inc., 1305 12th Avenue, Rock Falls, IL 61071 on behalf of the property owner, Arthur J. Johnson Family Trust, 1305 12th Avenue, Rock Falls, IL 61071, is requesting a special use for indoor commercial entertainment to operate a bar with video gaming at 1024 North State Street within the GB, General Business District (Belvidere Zoning Ordinance Sections 150.105(C)(5)(B)(2) Indoor Commercial Entertainment and 150.904 Special Use Review and Approval Procedures).

The public hearing opened at 6:02 p.m.

Gina DelRose was sworn in. Ms. DelRose stated the case was published in the Boone County Journal on May 24, 2019 and notices were sent by certified mail to residents within 250 feet of the subject property on May 21, 2019. Ms. DelRose summarized the staff report dated June 6, 2019.

Gina DelRose stated the property was formerly a bank and was redeveloped as the Shell gas station in 1990. The site has adequate parking for both the gas station

and gaming uses. As a condition of the special use, parking spaces will need to be adequately measured and striped in compliance with city ordinances. Public improvements can be made on the adjacent vacant properties to provide adequate parking in the case that the twelve available spaces do not meet the zoning requirements.

The proposed gaming machines and bar would be located to the north of the entrance doors. A partial wall will be constructed to portion off the 100-square foot gaming area from the remainder of the gas station and within a clear line of sight from the cashier's counter. This gas station is not open twenty-four hours a day, although the Zoning Ordinance permits such hours. If the gas station should change its hours, the gaming machines will only be operational between 6:00 a.m. and 2:00 a.m. when liquor is allowed to be sold.

The Kelly Williamson Mobil station is the only gas station that allows for the consumption of alcohol on-site. The Speedway gas station on Crystal Parkway is able to offer video gaming without the allowance of alcohol consumption on-site due to its status as a truck stop. Ms. DelRose stated the staff is not aware of any problems video gaming or alcohol has created at either site.

Ms. DelRose summarized the history of video gaming law changes locally. In 2018, Belvidere voted to limit the number of video gaming licenses to 30. 27 licenses have been issued; this application would be the 36th establishment to be eligible to apply for such a license. The applicant is aware that granting of the special use does not guarantee them a video gaming license.

Gina DelRose summarized the findings and stated that the staff recommends approval of the special use subject to the following conditions:

1. Open alcohol is prohibited outside the premises unless otherwise permitted.
2. Alcohol consumption is only permitted within the video gaming area.
3. The video gaming area must be enclosed and only accessible through a designated entrance.
4. The parking lot shall be restriped in accordance with the Belvidere Zoning ordinance.
5. Substantial compliance with the site plan submitted.

The chairman invited questions for staff from the commissioners.

Robert Cantrell asked if the proposed gaming facility would be allowed to have five or six gaming machines.

Gina DelRose said it is possible they could offer six machines if permitted.

Mike Drella said the City's limit of five machines could only be expanded to six machines if the current code were amended to allow it.

Robert Cantrell asked if a sixth machine would involve an extra fee.

Gina DelRose stated the City fee is \$500.00 per machine.

Seeing no further questions from the commission, the chair invited questions from other interested parties. There were none.

The applicant stated they did not wish to provide any further testimony.

The public hearing was closed at 6:10 p.m.

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

It was moved and seconded (Cantrell/Hyland) to approve case 2019-11 subject to the 5 conditions presented. The motion carried with a 5-0 roll call vote.

Gina DelRose stated the case would move forward to the City Council for a first reading on June 17, 2019 and a second reading and vote on July 1, 2019.

OTHER BUSINESS: None

DISCUSSION: None

Staff Report:

Gina DelRose stated there would be no cases before the commission in July. They would, however, be notified of any applications for the August meeting. Ms. DelRose reminded the commission of the upcoming Heritage Days celebration.

ADJOURNMENT:

The meeting adjourned at 6:16 p.m.

Recorded by:

Cathy Crawford
Administrative Assistant

Reviewed by:

Gina DelRose
Community Development Planner

CITY OF BELVIDERE

Community Development



BUILDING DEPARTMENT

PLANNING DEPARTMENT

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

August 6, 2019

ADVISORY REPORT

CASE: 2019-12

APPLICANT: Anderson Subdivision, Replat

REQUEST:

The applicant is requesting replat approval of the one-lot subdivision named Anderson Subdivision.

LOCATION:

The subject property is at the southwest corner of West Hurlbut Avenue and Kishwaukee Street and a portion extends to West Lincoln Avenue. It is approximately 1.5 acres in size and is developed with the Anderson Funeral Home and Cremation Services and single-family residences (see attached aerial photo). PINs: 05-26-428-017; 05-26-428-016; 05-26-428-019; 05-26-428-020; 05-26-428-021; 05-26-428-006 and 05-26-428-015.

BACKGROUND:

The subject property is currently zoned I, Institutional District and is developed with a funeral home, parking area and single-family residences. On April 3, 2017, the City Council approved Ordinance 340H granting a planned development for the redevelopment of the funeral home on the subject property. A condition of the planned development was that the seven parcels be combined into one parcel in order to remove interior lot lines and easements. On July 3, 2017, the City Council approved Ordinance 356H granting the one lot subdivision, however, the approved plat was never recorded.

The applicant has resubmitted the plat and is requesting approval of the Anderson Subdivision which combines the seven lots that were originally part of the F.W. Crosby Subdivision (1st and 2nd Additions). Since the property had previously been developed, public improvements such as roadways and utilities are not anticipated to be installed.

A request for comments was sent to 16 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 final plat of Anderson Subdivision is in conformance with the City of Belvidere's subdivision and zoning ordinances provided the suggested conditions of approval are met.

RECOMMENDATION:

Planning staff recommends the **approval** of case number **2019-12** subject to the following conditions:

1. Lot 12 shall be replaced with Lot 1 on the legend for Lot Number.
2. The second City Planner Certificate shall be removed.
3. 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 the development. Public improvements may include water and sanitary service stubs, curb and gutter, storm sewer and storm water detention.
4. 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.
5. 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.
6. Prior to approval of the Final Plat for this subdivision, the developer shall pay all normal, customary and standard permit, inspection, tap-on, connection, recapture, basin and other fees that are required by the City at the time of Final Plat submittal.
7. A drainage overlay needs to be submitted for review and approval prior to final plat approval.
8. An erosion and sediment control plan shall be designed and implemented for the subdivision prior to any construction.
9. The revised plat shall be presented to the planning department for review and approval before any signatures are obtained.
10. The final plat shall be in compliance with all applicable codes, ordinances and agreements.

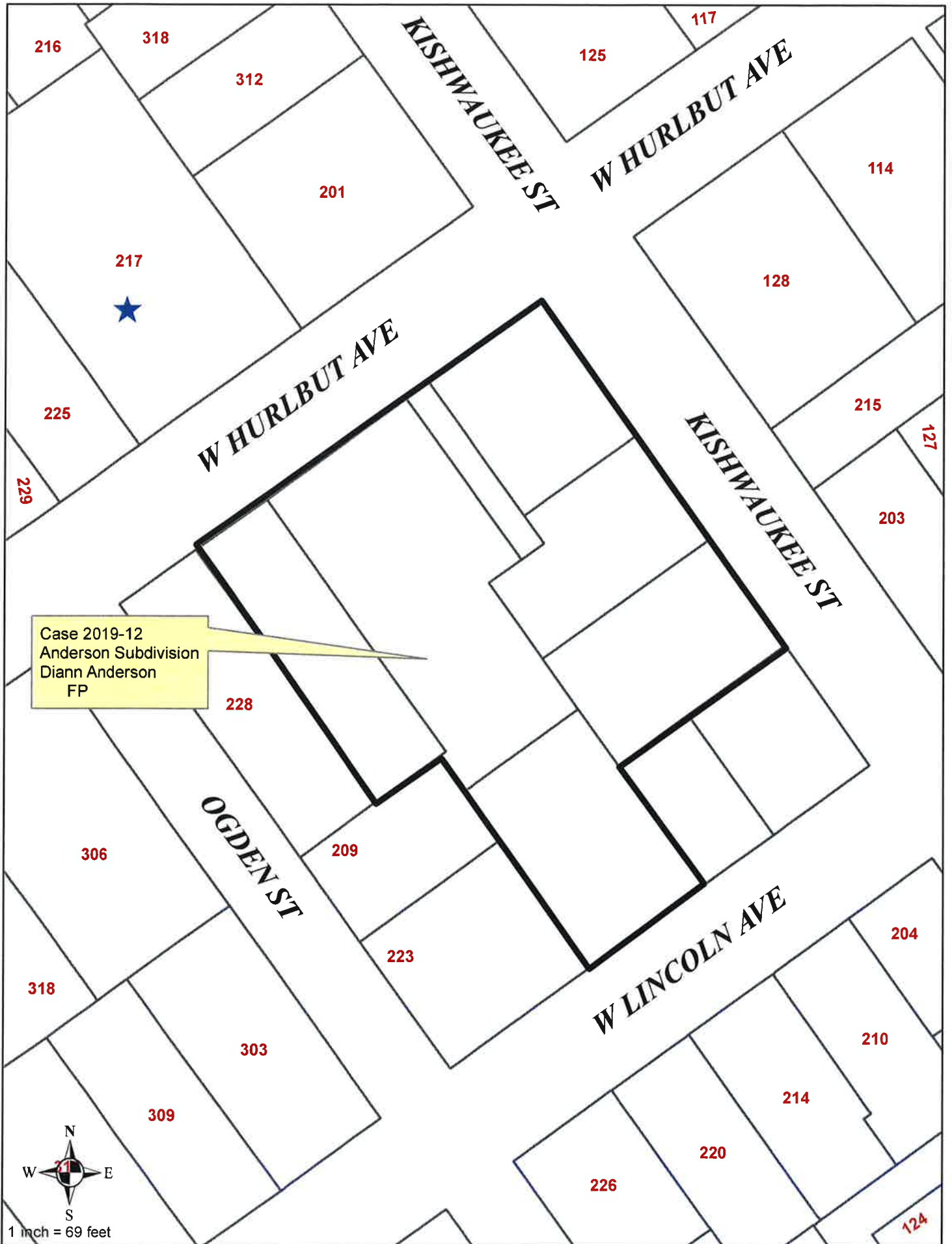
Submitted by:



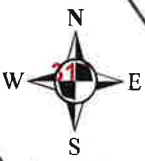
Gina DelRose
Community Development Planner

ATTACHMENTS

1. Location Map by Planning Staff.
2. Aerial Photo with Platting by Planning Staff.
3. Letter from HLR, Dirk A. Yuill, July 15, 2019.
4. Memo from Belvidere Public Works Department, Brent Anderson, July 22, 2019.
5. Letter from the Boone Count Soil and Water Conservation District, Jennifer Becker, July 30, 2019.
6. Plat of Anderson Subdivision by Arc Design Resources, Inc.



Case 2019-12
Anderson Subdivision
Diann Anderson
FP



1 inch = 69 feet

Case 2019-12
Anderson Subdivision
Diann Anderson
FP

W HURLBUT AVE

KISHWAUKEE ST

OGDEN ST

W LINCOLN AVE





Hampton, Lenzini and Renwick, Inc.

Civil Engineers • Structural Engineers • Land Surveyors • Environmental Specialists
www.hlrengineering.com

July 15, 2019

Mr. Brent Anderson
City of Belvidere
Director of Public Works
401 Whitney Boulevard, Suite 200
Belvidere, IL 61008

RE: Anderson Subdivision
Final Plat Review

Dear Mr. Anderson,

We reviewed the revised Final Plat for Anderson Subdivision and offer the following comments for your consideration.

FINAL PLAT COMMENTS

1. A note has been added to Sheet 1 stating that all former Lot and Parcel lines within the exterior boundary are to be vacated upon the recording of this plat. We question if the pins or other monuments shown on the interior will be removed.
2. As indicated on the Application, a letter of credit or bond will be required for the work to be performed in the public right-of-way for a new water service, a new sanitary service, and revised curb cuts for driveways. We question if plans have been submitted for these improvements.
3. Sheet 2 includes two City Planner Certificates. One should be removed.
4. Sheet 2 includes the Drainage Certificate. We question if a drainage overlay was included for review.

If you have any questions or need additional information, please call me at 847.697.6700.

Yours truly,

HAMPTON, LENZINI AND RENWICK, INC.

By:

Dirk A. Yuill

DAY

P:\2017\170359\7-15-2019 Final Plat Review.docx

Memo

To: Gina DelRose, Community Development Planner
From: Brent Anderson, Director of Public Works
Date: 7/22/2019
Re: Review of Final Plat – Anderson Subdivision (Case No. 2019-12)

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 the development. Public improvements may include water and sanitary service stubs, curb and gutter, storm sewer and storm water detention.
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. Prior to approval of the Final Plat for this subdivision, the developer shall pay all normal, customary, and standard permit, inspection, tap-on, connection, recapture, basin, and other fees that are required by the City at the time of Final Plat submittal.
5. A drainage overlay needs to be submitted for review and approval prior to final plat approval.



Boone County
Soil & Water
Conservation District

211 N. Appleton Road
Belvidere, IL 61008
815-544-2677 ext. 3

30 July 2019

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

Re: 2019-12; Anderson Subdivision (Replat)

Dear Ms. DelRose:

We have reviewed plans for the above referenced subdivision and have several comments;

1. This office has reviewed the Eco Cat for this development (project #1905017).
2. Before construction begins an erosion and sediment control plan should be designed and implemented for this development. Of special concern would be protection of storm water inlets adjacent to the construction site, tracking of soil material on the roads and air quality affecting neighbors.

Thank you for the opportunity to comment. If you have questions call our office.

Sincerely:

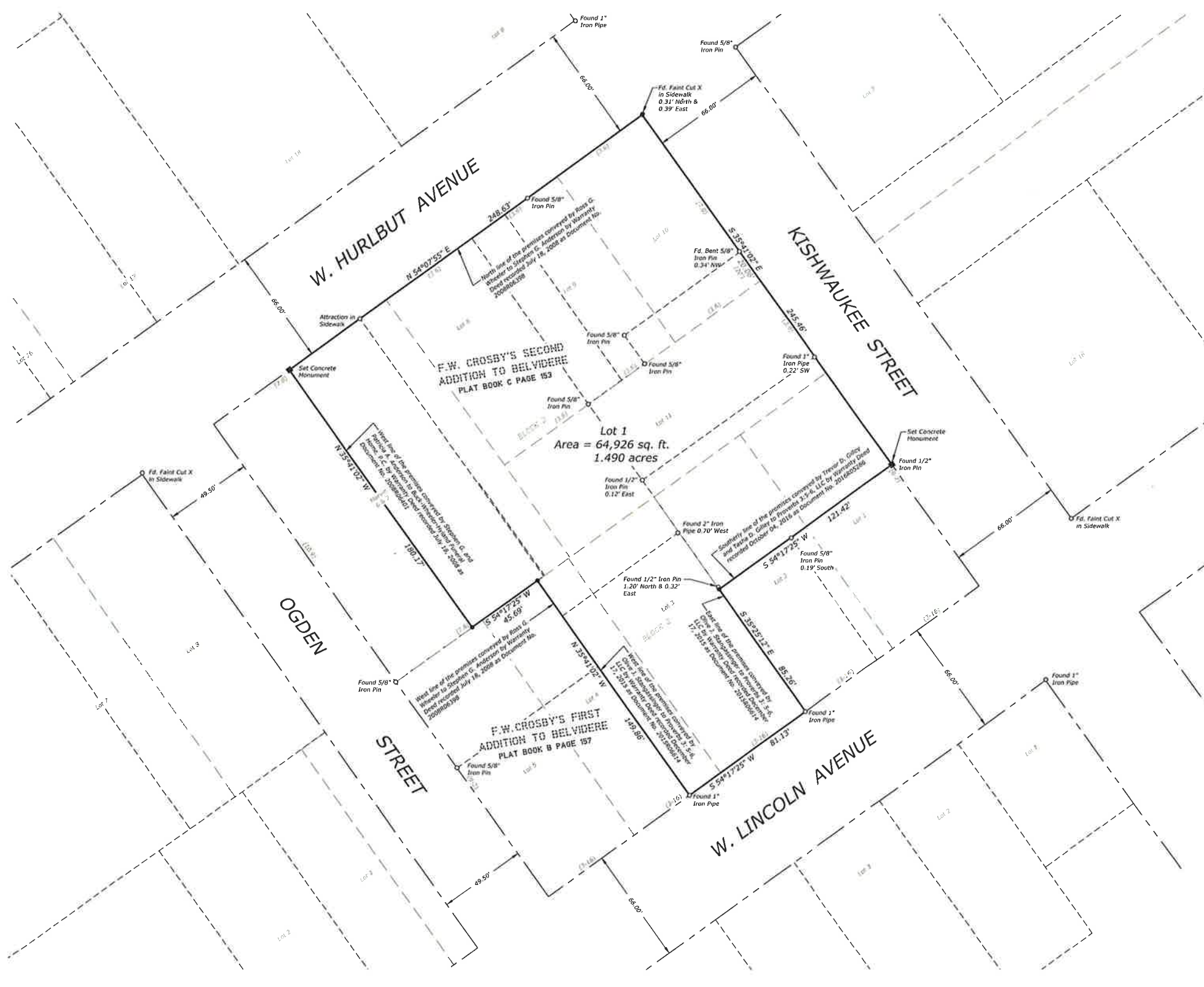
A handwritten signature in cursive script that reads "Jennifer Becker".

Jennifer Becker

Administrative Coordinator

ANDERSON SUBDIVISION

BEING A RESUBDIVISION AND CONSOLIDATION OF
 PART OF BLOCK 2 OF F. W. CROSBY'S FIRST ADDITION TO BELVIDERE AND PART OF BLOCK
 2 OF FEDERICK W. CROSBY'S SECOND ADDITION TO BELVIDERE ALL BEING LOCATED IN
 PART OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 44 NORTH, RANGE 3 EAST
 OF THE THIRD PRINCIPAL MERIDIAN, BOONE COUNTY, ILLINOIS



LOCATION MAP



ARC DESIGN
 RESOURCES INC.

5291 ZENITH PARKWAY
 LOVES PARK, IL 61111
 VOICE: (815) 484-1300
 FAX: (815) 484-1303

www.arcdesign.com
 Design Firm License No. 184-001334

PROJECT NAME
 OWNER'S NAME

**ANDERSON
 SUBDIVISION
 STEPHEN G.
 ANDERSON**

STEPHEN G. ANDERSON
 800 BEECH BAY ROAD
 POPLAR GROVE, ILLINOIS 61065
 PHONE #
 FAX #

CONSULTANTS

ISSUED FOR

NO.	DATE

REVISIONS

NO.	ITEM	DATE

LEGEND

■	SET CONCRETE MONUMENT
●	SET 3/4" PIN
○	FOUND MONUMENT
△	CENTRAL ANGLE
R	RADIUS
CB	CHORD BEARING
CD	CHORD DISTANCE
N 45°52'36" E	MEASURED BEARING
586.78'	MEASURED DISTANCE
(N 45°52'36" E)	RECORD BEARING
(586.78')	RECORD DISTANCE
---	EXISTING RIGHT-OF-WAY LINE
—	EXTERIOR BOUNDARY LINE
- - -	ORIGINAL INTERIOR LOT LINE
- - -	PRESENT OWNERSHIP LINE
LOT 12	LOT NUMBER
AC.	ACRES
S.F.	SQUARE FEET

SHEET TITLE

**ANDERSON
 SUBDIVISION**

DRAWN	LSS
CHECKED	LSS
PH	JRA

PROJECT NUMBER
 SHEET NUMBER

17017
 1 of 2

NOTE:

Units of measure for F.W. Crosby's First Addition to Belvidere are in Rods and Links.

Unit of measure for F.W. Crosby's Second Addition to Belvidere are in Rods and decimal parts thereof.

All former Lot and Parcel lines that reside within the exterior boundary of Lot 1 as shown upon this plat, shall be hereby vacated and consolidated upon the recording of this Re-Plat.

ANDERSON SUBDIVISION

BEING A RESUBDIVISION AND CONSOLIDATION OF
PART OF BLOCK 2 OF F.W. CROSBY'S FIRST ADDITION TO BELVIDERE AND PART OF BLOCK
2 OF FEDERICK W. CROSBY'S SECOND ADDITION TO BELVIDERE ALL BEING LOCATED IN
PART OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 44 NORTH, RANGE 3 EAST
OF THE THIRD PRINCIPAL MERIDIAN, BOONE COUNTY, ILLINOIS

ARC DESIGN
RESOURCES INC.
5291 ZENITH PARKWAY
LOVES PARK, IL 61111
VOICE: (815) 484-4300
FAX: (815) 484-4300
www.arcdesign.com
Design Firm License No. 164-001934

SURVEYOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WINNEBAGO) SS

I, Lee S. Sprecher, an Illinois Professional Land Surveyor, HEREBY CERTIFY that at the request of and for the exclusive benefit of the OWNERS, I have resurveyed, re-subdivided and platted the following described property in accordance with the current Illinois Revised Statutes governing subdivisions. I have located the boundaries and corners thereof and found or set monuments as indicated thereon. I FURTHER CERTIFY that this survey conforms to the current Illinois minimum standards for boundary surveys. Dimensions are given in feet and decimals of a foot thereof, distances along curves are shown as chord distances. Iron pins which are 3/4 inch in diameter and four feet in length have been set at all corners marked with a solid dot, and iron pins which are 5/8 inch in diameter and three feet in length have been placed at all other corners, unless otherwise noted. All bearings shown are assumed and are only relative to one another.

PROPERTY DESCRIBED AS:

Part of Block 2 of F.W. Crosby's First Addition to Belvidere, the plat of which subdivision is recorded in Plat Book B on Page 157 in the Recorder's Office of Boone County, Illinois and also a part of Block 2 of F.W. Crosby's Second Addition to Belvidere, the plat of which subdivision is recorded in Plat Book C on Page 153 in said Recorder's Office, all being part of the Southeast Quarter of Section 26, Township 44 North, Range 3 East of the Third Principal Meridian, Boone County, Illinois, more particularly described as follows:

Beginning at the Northeast corner of Lot 10 in Block 2 as designated upon said F.W. Crosby's Second Addition to Belvidere; thence South 35 degrees 41 minutes 02 seconds East along the Easterly line of Lots 10 and 11 of said F.W. Crosby's Second Addition to Belvidere and along the Easterly line of Lot 1 in Block 2 of said F.W. Crosby's First Addition to Belvidere, a distance of 245.46 feet to the Southerly line of the premises conveyed by Trevor D. Gilley and Tasha D. Gilley to Proverbs 3:5-6, LLC by Warranty Deed recorded October 04, 2016 as Document No. 2016R05286 in said Recorder's Office; thence South 54 degrees 17 minutes 25 seconds West along the Southerly line of said premises conveyed by Trevor D. Gilley and Tasha D. Gilley to Proverbs 3:5-6, LLC, a distance of 121.42 feet to a point in the Easterly line of the premises conveyed by Olive J. Stangassinger to Proverbs 3: 5-6, LLC by Warranty Deed recorded December 17, 2015 as Document No. 2015R06614 in said Recorder's Office; thence South 35 degrees 25 minutes 12 seconds East along the Easterly line of said premises conveyed by Olive J. Stangassinger to Proverbs 3: 5-6, LLC, a distance of 85.26 feet to the Southeast corner thereof; thence South 54 degrees 17 minutes 25 seconds West along the Southerly line of said premises conveyed by Olive J. Stangassinger to Proverbs 3: 5-6, LLC, a distance of 81.13 feet to the Southwest corner thereof; thence North 35 degrees 41 minutes 02 seconds West along the Westerly line of said premises conveyed by Olive J. Stangassinger to Proverbs 3: 5-6, LLC and along the Westerly line of the premises conveyed by Ross G. Wheeler to Stephen G. Anderson by Warranty Deed recorded July 16, 2008 as Document No. 2008R06398 in said Recorder's Office, a distance of 149.86 feet to a point in the Southerly line of the premises conveyed by Stephen G. Anderson and Patricia A. Anderson to Buck-Wheeler-Hyland Funeral Home, P.C. by Warranty Deed recorded July 18, 2008 as Document No. 2008R06401 in said Recorder's Office; thence South 54 degrees 17 minutes 25 seconds West along the Southerly line of said premises conveyed by Stephen G. Anderson and Patricia A. Anderson to Buck-Wheeler-Hyland Funeral Home, P.C., a distance of 45.69 feet to the Southwest corner thereof; thence North 35 degrees 41 minutes 02 seconds West along the Westerly line of said premises conveyed by Stephen G. Anderson and Patricia A. Anderson to Buck-Wheeler-Hyland Funeral Home, P.C., a distance of 180.17 feet to the Northwest corner thereof; thence North 54 degrees 07 minutes 55 seconds East along the Northerly line of said premises conveyed by Stephen G. Anderson and Patricia A. Anderson to Buck-Wheeler-Hyland Funeral Home, P.C., and the Northerly line of said premises conveyed by Ross G. Wheeler to Stephen G. Anderson, a distance of 248.63 feet to the Point of Beginning, containing 64,926 square feet, 1.490 acres, more or less, all being situated in the County of Boone and the State of Illinois.

I FURTHER CERTIFY that the lands embraced within this Subdivision are within the corporate limits of the City of Belvidere, Illinois, and that the Subdivision Control Ordinance of Belvidere has been complied within the preparation of this Plat.

I FURTHER CERTIFY that no part of the lands embraced within this Subdivision are situated within 500 feet of a surface drain or watercourse serving a tributary area 640 acres or more.

I FURTHER CERTIFY that this plat is being prepared to consolidate part of Lots marked 6 & 7 Marvin and Lots 8,9,10 & 11 of Frederick W. Crosby's Second Addition to Belvidere and part of Lots 1 and 2, all of Lot 3 and part of Lot 4 of F.W. Crosby's First Addition to Belvidere into Lot 1 of Anderson Subdivision.

Dated this _____ day of _____, 2019.

Lee S. Sprecher
Illinois Professional Land Surveyor No. 3436
Arc Design Resources, Inc.
5291 Zenith Parkway
Loves Park, IL 61111
(815)484-4300

My current license expires _____



OWNER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF BOONE) SS

This is to certify that the undersigned is the owner of the land described in the annexed plat, and that he has caused the same to be surveyed and subdivided as indicated thereon, for the uses and purposes therein set forth, and does hereby acknowledge and adopt the same under the style and title thereon indicated.

In compliance with Public Act 90-286 this is to further certify that the lands embraced within this Plat are located in Belvidere Community Unit School District 100.

Proverbs 3: 5-6, LLC

By: _____

Its: Authorized Signatory

800 Beech Bay Road, Poplar Grove, IL 61065
(Address)

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF BOONE) SS

I, _____, a Notary Public for the County of Boone in the State of Illinois, do hereby certify that

_____ personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Authorized Signatory of Proverbs 3: 5-6, LLC, owner, appeared before me this day in person and severally acknowledged that he signed, and delivered said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal

this _____ day of _____ A.D., 2019

Notary Public

(Notarial Seal)

PUBLIC WORKS DEPARTMENT APPROVAL

STATE OF ILLINOIS)
COUNTY OF BOONE) SS

I, Brent Anderson, Public Works Director of the City of Belvidere, do hereby certify that this plat has been examined by me and found to comply with the regulations governing plats of subdivided land adopted by the City of Belvidere, Illinois, and I do hereby certify that I have reviewed the amount of bond required in regard to the proposed improvements.

Dated this _____ day of _____, 2019

Director of Public Works

CITY PLANNER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF BOONE) SS

Approved this _____ day of _____, 2019

City Planner

CITY PLANNER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF BOONE) SS

Approved this _____ day of _____, 2019

City Planner

DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF BOONE) SS

I, Brent Anderson, Public Works Director of the City of Belvidere, do hereby certify that this drainage overlay has been examined by me and found to comply with the regulations governing plats of subdivided land adopted by the City of Belvidere, Illinois, and I do hereby certify that I have reviewed the amount of bond required in regard to the proposed improvements.

Dated this _____ day of _____, 2019

Director of Public Works

CITY COUNCIL APPROVAL

STATE OF ILLINOIS)
COUNTY OF BOONE) SS

This is to certify that the City Council of the City of Belvidere did, at its meeting of the _____ day of _____, 2019, approve of this Plat and authorize it to be recorded.

In witness whereof, I, _____, Mayor of the City of Belvidere, have hereunto

set my hand and affixed the seal of said City of Belvidere, this _____ day of _____, 2019.

Mayor

Attest:

City Clerk

CITY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF BOONE) SS

I, _____, Collector of the City of Belvidere, do hereby certify that there are no delinquent or unpaid current or forfeited special assessments or any deferred installments thereof that have not been apportioned against the tract of land described in this plat.

I further certify that I received all required fees in connection with this plat.

I further certify that the required bond and/or security funding is posted for the completion of the improvements covering streets including storm sewers and other public ways not under state or county jurisdiction.

Dated at _____, Illinois, this _____ day of _____, 2019

City Clerk

COUNTY RECORDER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF BOONE) SS

This plat was filed for record in the Recorder's Office of Boone County aforesaid on the _____ day of _____ A.D. 2019 at _____ o'clock _____M., and recorded in Plat Index file envelope _____ as Document No. _____.

County Recorder

PROJECT NAME
OWNER'S NAME
**ANDERSON
SUBDIVISION
STEPHEN G.
ANDERSON**
STEPHEN G. ANDERSON
800 BEECH BAY ROAD
POPLAR GROVE, ILLINOIS 61065
PHONE #
FAX #

ISSUED FOR		DATE

REVISIONS		
NO.	ITEM	DATE

SHEET TITLE
**ANDERSON
SUBDIVISION**

DRAWN	LSS
CHECKED	LSS
PH	JRA

PROJECT NUMBER
SHEET NUMBER
17017
2 of 2

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

August 6, 2019

ADVISORY REPORT

CASE NO: 2019-13

APPLICANT: Boone County Arts Council

REQUEST AND LOCATION:

The Boone County Arts Council, PO Box 311, Belvidere, IL 61008 on behalf of the property owner John Ahrens, PO Box 1163, Belvidere, IL 61008 is requesting a special use to install a mural depicting the Baltic Mill and children playing in celebration of the Belvidere Township Park District's 100th anniversary on the north side of the building at 427 South 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 subject property is 6,761 square feet, rectangular in shape and developed with a single story commercial building and parking area. PIN: 05-25-357-026.

EXISTING LAND USE:

Subject property: commercial building and parking area
North: The Boone County Journal
South: Annie's Beauty Salon
East: Buchanan Street
West: McInnes Court and a parking lot

CURRENT ZONING:

Subject property: CB, Central Business District
North, South and East: CB, Central Business District
West: I, Institutional District

COMPREHENSIVE PLAN:

Subject property: Central Business
All Adjacent Property: Central Business

BACKGROUND:

During the 2019 Belvidere Heritage Days festival, the Boone County Arts Council organized the showcasing of a new mural for the downtown area. The mural depicts generations of children playing near the Baltic Mill and was commissioned in honor of the Belvidere Township Park District's 100th anniversary.

The mural is 8 feet by 16 feet and consists of panels installed on painted wood framing that will be attached to the building. Murals painted on panels versus painted on buildings have proven

to be easier to maintain and they can also be relocated should something happen to their original location. The mural will be located on the north side of the building, facing a parking area and will not block any existing windows or architectural features. The property is considered in-fill development creating a building style and parking area that is not conducive to typical historic downtowns. The mural will help tie the property in with neighboring historic buildings.

TREND OF DEVELOPMENT:

The subject property is located downtown in an area of established central business commercial and institutional uses.

COMPREHENSIVE PLAN:

The subject property is designated as "Central Mixed Use" by the City of Belvidere Comprehensive Plan. The Central Mixed Use category encourages pedestrian-orientated indoor commercial, office, institutional and residential uses with streetscaping and low-key signage.

FINDINGS OF FACT:

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

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

The subject property is located on South State Street between the railroad tracks and Logan Avenue in Downtown Belvidere. The property's parking area is often mistaken for an ancillary access point to the Community Building Complex of Boone County. There are numerous murals located throughout the city's downtown area; the addition of a mural to the building will not be out of character. The mural celebrates the 100th anniversary of the Belvidere Township Park District and contributes to Belvidere as the "City of Murals".

- 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 Central Mixed Use. The building's actual use as commercial falls under this land use category; the mural is not changing the use in any way. The mural will not permanently alter the building or surrounding area, but will allow for another downtown building to be 'showcased' in Belvidere's mural collection.

- C. Findings: The special use will not in its proposed location and as depicted on the required site plan, result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan, or any other plan, program, map,**

or ordinance adopted or under consideration pursuant to Notice of Public Hearing by the City or governmental agency having jurisdiction to guide development.

The subject property is located in downtown Belvidere. The location is surrounded by institutional uses, residential, commercial and mixed-use buildings along with several murals nearby. The City of Belvidere's Comprehensive Plan designates this property as central business, which calls for pedestrian-orientated indoor land uses with streetscaping and low-key signage. Public art can be pedestrian-orientated and part of the streetscape. The requested special use for a mural does not lessen the property's level of compliance with the Comprehensive Plan; the site will be required to be in conformance with the requirements of the City of Belvidere's Zoning Ordinance.

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

The mural does not alter the commercial, institutional or residential land uses permitted Downtown. The mural not only helps to tie the property with the rest of the downtown area, but it depicts a structure and recreational area that is significant to the community.

Staff believes that the mural painted on wood and attached to the north façade will be easier to remove, replace or maintain.

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

The subject property is served with proper facilities and utilities.

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

The mural was showcased during the 2019 Belvidere Heritage Days festival and depicts generations of children playing near the Baltic Mill in celebration of the Belvidere Township Park District's 100th anniversary. The mural is being installed in such a way as to be removable if deterioration becomes an issue. In addition to the requirements of this Special Use, compliance with the City of Belvidere's Zoning Ordinance is required.

SUMMARY OF FINDINGS:

The subject property is located on South State Street between the railroad tracks and Logan Avenue in Downtown Belvidere. The property's parking area is often mistaken for an ancillary access point to the Community Building Complex of Boone County. There are numerous murals located throughout the city's downtown area; the addition of a mural to the building will not be out of character. The mural celebrates the 100th anniversary of the Belvidere Township Park District and contributes to Belvidere as the "City of Murals".

The requested special use for a mural does not lessen the property's level of compliance with the Comprehensive Plan and does not alter the commercial, institutional or residential land uses permitted Downtown. The mural not only helps to tie the property with the rest of the downtown area, but it depicts a structure and recreational area that is significant to the community

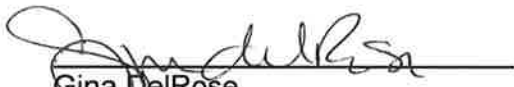
The mural was showcased during the 2019 Belvidere Heritage Days festival and depicts generations of children playing near the Baltic Mill in celebration of the Belvidere Township Park District's 100th anniversary. The mural is being installed in such a way as to be removable if deterioration becomes an issue. In addition to the requirements of this Special Use, compliance with the City of Belvidere's Zoning Ordinance is required.

RECOMMENDATION:

Planning staff recommends the **approval** of case number **2019-13**; Boone County Arts Council (Mural) special use subject to the following conditions:

1. The mural shall be maintained by the Boone County Arts Council and property owner according to Belvidere's Zoning Ordinance requirements. If the mural shall fall into disrepair, then it shall be removed from the subject property.
2. The mural shall be in substantial conformance with the image provided by the applicant.

Submitted by:

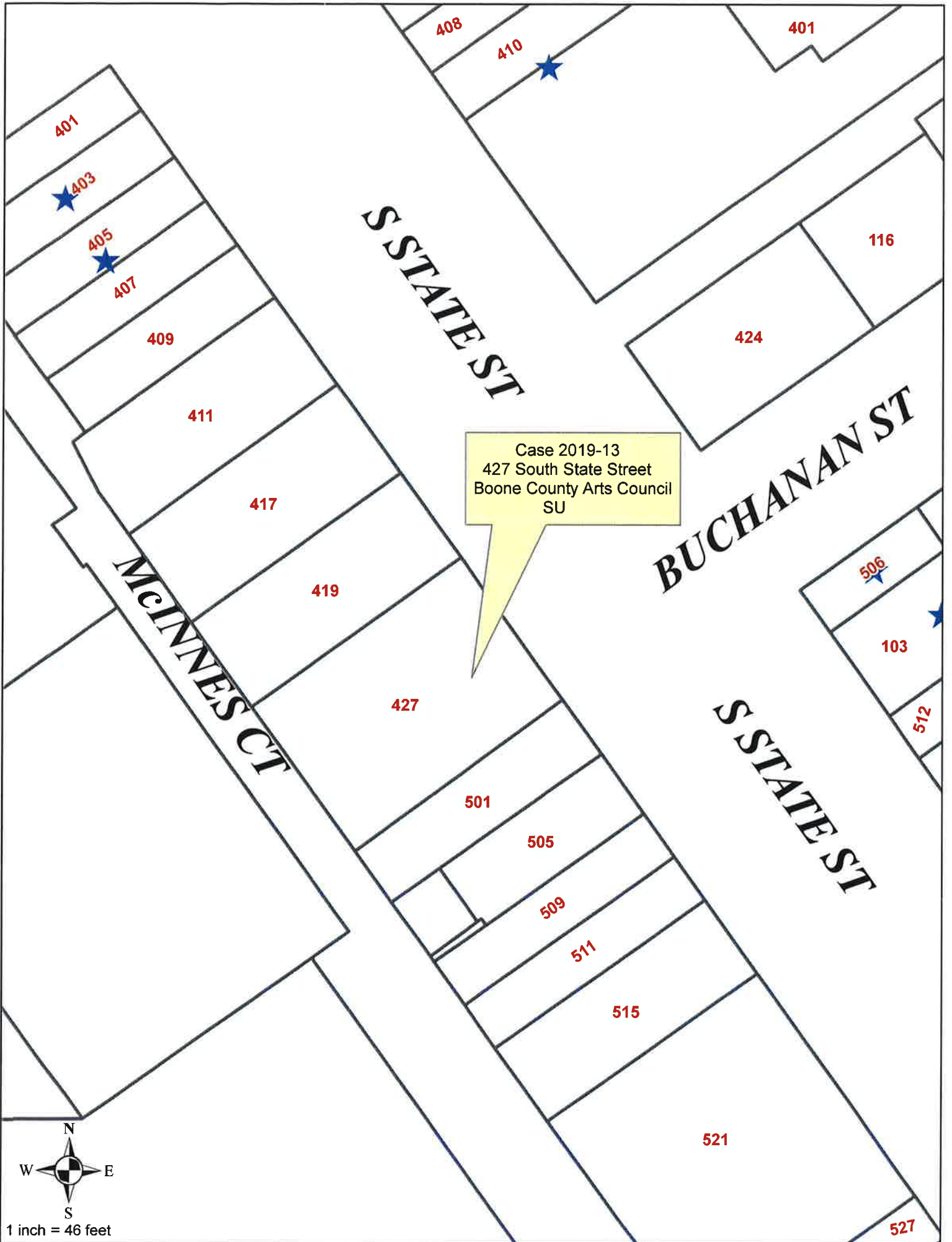

Gina DelRose
Community Development Planner

Review and Recommendation by the Planning and Zoning Commission. The Planning and Zoning Commission shall review the application, adopt findings of fact, and make a recommendation to the City Council.

Review and Action by the City Council. The City Council shall consider the Planning and Zoning Commission's recommendation regarding the proposed special use. The City Council may approve or deny the special use as originally proposed, may approve the proposed special use with modifications or may remand the matter back to the Planning and Zoning Commission for further discussion or hearing. The City Council's approval of the requested special use shall be considered the approval of a unique request, and shall not be construed as precedent for any other proposed special use.

ATTACHMENTS

1. Location Map by Planning Staff.
2. Aerial photo by Planning Staff.
3. Depiction and Placement of the Mural.
4. Letter submitted by Amanda Mehl, Boone County Health Department, July 24, 2019.



Case 2019-13
427 South State Street
Boone County Arts Council
SU



1 inch = 46 feet

417

419

Case 2019-13
427 South State Street
Boone County Arts Council
SU

501

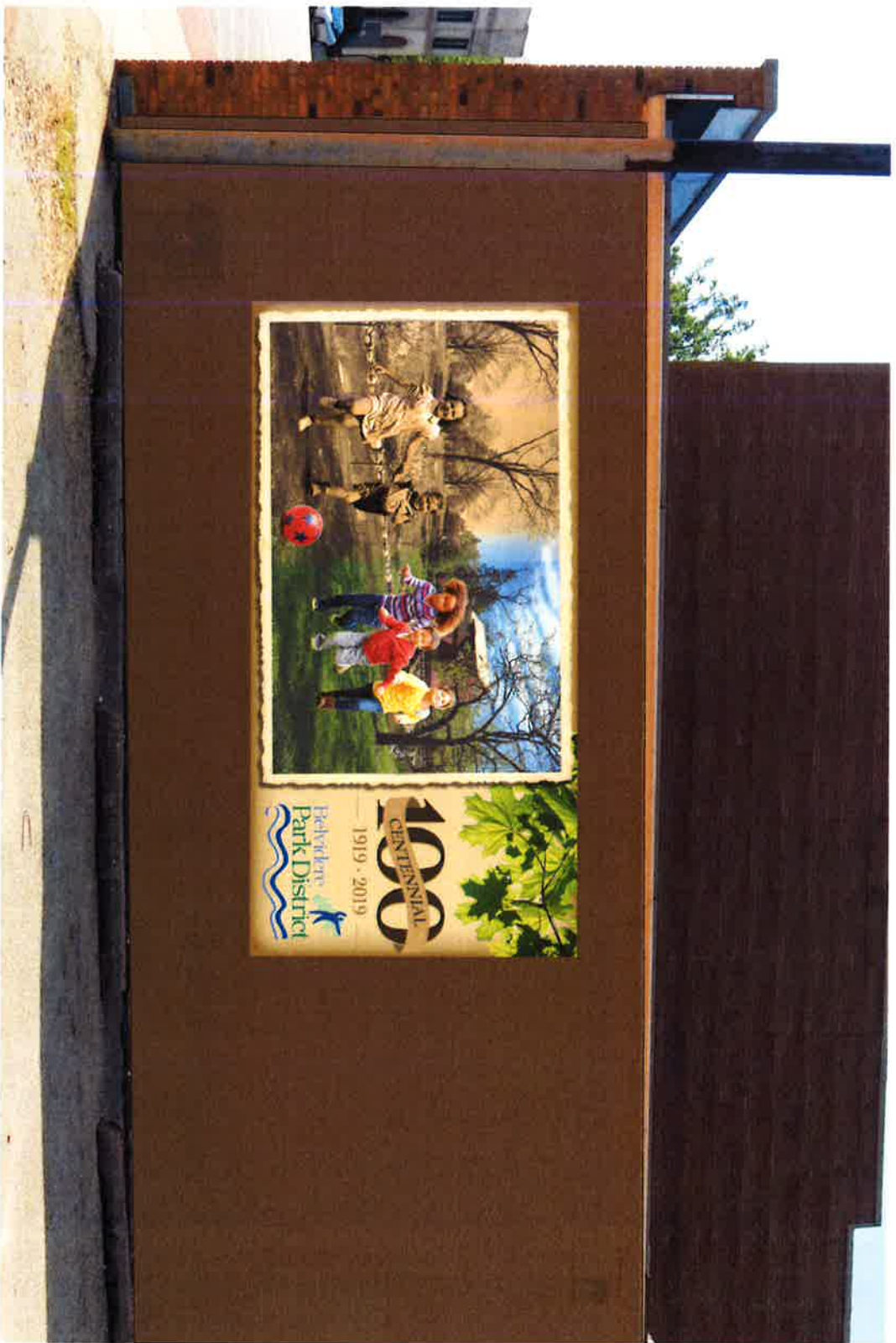
505

509

511



1 inch = 17 feet



NORTH WALL OF 427. S. STATE ST.

Artist Anat Ronen's mural portrayal of generations of kids past and present enjoying the Belvidere Park for the 100th anniversary of the Belvidere Park 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

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

July 24, 2019

FAX: 815-547-0789

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

Re: Case: 2019-13; Boone Count Arts Council, 427 South State Street

Dear Gina,

We are in receipt of the request for a special use to permit to install a mural at the above property.

The Boone County Health Department has no comments.

Thank you,

Amanda Mehl
Administrator
pv

BELVIDERE

Community Development Department Planning Department

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

July 2019 Monthly Report

Number	Project	Description	Processed
Belvidere Projects			
1	Cases: October	Beverly Materials (Plote), SU, 4654 Townhall Rd	9/10/2018
0	Cases: July	None	
2	Cases: August	Anderson, FP	7/8/2019
		Boone County Arts Council, SU, 427 S. State St	7/15/2019
2	Annexation	Plote, 4654 Townhall Road	
		Plote, Irene Rd and US Route 20	
0	Temporary Uses	None	
2	Site Plans (New/Revised)	112 E Hurlbut, EJR Technologies	7/30/2019
		300 S. Main Street	7/30/2019
0	Final Inspection	None	
0	Downtown Overlay Review		
1	Prepared Zoning Verification Letters	107 N. State Street	7/8/2019
0	Issued Address Letters	None	
	Belvidere Historic Preservation Commission	The Commission continued planning for their October fundraiser. Staff sent out 59 RFPs for the Courthouse Square III Survey.	
	Heritage Days	Staff organized vendors and attended the fireworks show on July 7th.	
	Hometown Christmas	None	
	Buchanan Street Strolls	Staff assisted with marketing and vendor outreach.	
Poplar Grove Projects			
0	Cases: July	None	
0	Cases: August	None	
1	Issued Address Letters	505-513 Olson Lane	7/10/2019
0	Prepared Zoning Verification Letters	None	
Scanned Plats: E-mail, Print and/or Burn			
0	Recorder's Office	None	
0	Other Department	None	
0	General Public	None	

Planning Monthly Report Cont.

Census

Met with R1 Planning Council for regional CCC training.

Planning Department Current Duties

Close out completed planning case files

Respond to all FOIA requests

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

Assist Growth Dimensions with requested data

Meetings and phone calls with developers regarding potential development

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

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

Prepare deposits and purchase orders for bill payments

*** Staff participated in the Community Action Agency's scholarship interviews

*** Staff attended the Summer Lunch Program on July 26th

CITY 2019

Date	Planner	Case	Request	Petitioner/ Address	PZC	CC1	CC2
August							
7/5/2019	GD	2019-12	FP	Anderson/218 West Hurlbut Avenue	8/13/2019	8/19/2019	9/2/2019
7/15/2019	GD	2019-13	SU	BCAC, 427 South State Street	8/13/2019	8/19/2019	9/2/2019
September							

Variation	2
Map Amendment	1
Subdivision	2
Special Use	6
Annexation	1
Text Amendment	1
Temporary Use	
Appeals	
Total	13