

**CITY OF BELVIDERE  
PLANNING AND ZONING COMMISSION AGENDA  
Tuesday, June 11, 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 May 14, 2019 meeting.

**PUBLIC COMMENT:**

**UNFINISHED BUSINESS:** None

**NEW BUSINESS:**

**2019-11; Expresslane, Inc. (SU):** Expresslane Inc., 1305 12<sup>th</sup> Avenue, Rock Falls, IL 61071 on behalf of the property owner, Arthur J. Johnson Family Trust, 1305 12<sup>th</sup> 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). PINs: 05-26-205-006; 05-26-205-007 and 05-26-205-008

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

**OTHER BUSINESS:**

**DISCUSSION:**

**Staff report**

**ADJOURNMENT**

**CITY OF BELVIDERE  
PLANNING AND ZONING COMMISSION**

**Minutes  
Tuesday, May 14, 2019  
City Council Chambers  
401 Whitney Boulevard  
6:00 pm**

**ROLL CALL**

**Members Present:**

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

**Staff Present:**

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

Chairman Daniel Arevalo called the meeting to order at 6:01 p.m.

**MINUTES:** It was moved and seconded (Engelman/Racz) to approve the minutes of April 9, 2019.

It was moved and seconded (Racz/Hyland) to amend the minutes to add the business name "Coach's Corner" to the applicant name for case 2019-04. The motion to amend the minutes carried with a 6-0 roll call vote.

The motion to approve the minutes of April 9, 2019 as amended carried with a 6-0 roll call vote.

**PUBLIC COMMENT:** None

**UNFINISHED BUSINESS:** None

**NEW BUSINESS:**

**2019-09; Bel Rock Services, Inc. (RZ):**

Application of Bel Rock Services, LLC, 130 South State Street, Suite 205, Belvidere, IL 61008, property owner, for a map amendment (rezoning) for 2054 and 2136 Graham Road from RH, Rural Holding District (pending annexation) to GI, General Industrial District, pursuant to the Belvidere Zoning Ordinance Section 150.903 Amendment to Official Zoning Map.

The public hearing was opened at 6:05 p.m.

Gina DelRose was sworn in. Ms. DelRose stated the case was published in the Boone County Journal on April 26, 2019 and certified mailings were sent to property owners within 250 feet of the subject property on April 18, 2019.

Gina DelRose summarized the staff report dated May 9, 2019. Ms. DelRose stated that the applicant applied for a map amendment from the A-1, Agricultural Preservation Area District to I-2, General Industrial District in 2012; this request was denied by the County Board. Later, the county approved a text amendment to the Boone County Zoning Ordinance allowing for the parking of commercial vehicles by special use. The applicant applied for and was granted the special use in 2013 and has run the business since that time out of two locations. All office work has been operated from Bel Rock's office on South State Street in Belvidere and its equipment is stored on the subject property.

In order to run their business more efficiently, the applicant is requesting to pre-annex the subject property into the City of Belvidere, rezone it to General Industrial, and apply for a special use to allow outdoor storage. Ms. DelRose stated that this will allow all aspects of the business to be run from one location. In 2018, the applicant purchased the adjacent property to ensure sufficient acreage to meet the City of Belvidere's Zoning Ordinance in terms of setbacks, lot coverage, screening and other requirements.

Ms. DelRose noted that the Boone County Soil and Water Conservation District's Natural Resource Inventory (NRI) Report 1621 provides a favorable opinion of the change of zoning; the report notes, however, that the soils present are highly permeable and that measures should be taken to prevent spills that could impact ground water.

Gina DelRose stated the staff recommends approval of the rezoning of the subject property from Rural Holding District to the GI, General Industrial District.

Robert Cantrell arrived at 6:10 p.m.

Chairman Arevalo invited questions from the commissioners for the staff.

Carl Gnewuch asked Ms. DelRose to clarify the reason the applicant's county request was denied in 2012.

Gina DelRose explained the motion failed due to a tied vote and one abstention. No further explanation was given at the time for the denial.

There were no further questions from the commission, applicants or the public for the staff. Chairman Arevalo asked the applicant if they wished to speak.

Applicant's attorney representative, Natalie Hyser Barber, stated the applicant would rest on their written testimony.

Chairman Arevalo invited questions for the applicant.

Carl Gnewuch asked Ms. Barber what the applicant's narrative meant by a "handsome building."

Attorney Barber explained that the applicant would comply with all building standards required by the city including setback, landscaping, greenspace ratios, and building materials. Ms. Barber referred to a photo of such a possible building that she provided with the application.

Gina DelRose, referring to the building in the photo, clarified that the building elevation photo was not included in the staff report to prevent discussion of the building's features because the State of Illinois allows only a "yes" or "no" vote for rezoning; inclusion of the elevation would have unnecessarily added to the discussion.

There were no further questions.

The public hearing was closed at 6:15 p.m.

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

It was moved and seconded (Racz/Maher) to recommend approval of Case 2019-09. The motion carried with a 7-0 roll call vote.

**2019-10; Bel Rock Services, Inc. (SU):**

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

The public hearing was opened at 6:18 p.m.

Gina DelRose was sworn in. Ms. DelRose stated the case was published in the Boone County Journal on April 26, 2019 and certified mailings were sent to property owners within 250 feet of the subject property on April 18, 2019. Ms. DelRose summarized the staff report dated May 9, 2019.

Gina DelRose stated that since the special use granted by the County Board was only for the parking of vehicles, the business has been operating out of two locations. Pending annexation and approval of the rezoning previously requested, the requested special use for outdoor storage, if approved, will allow Bel Rock Services, LLC to operate their business more efficiently out of one location.

Gina DelRose summarized the eight regulations required by the zoning ordinance for outdoor storage. Ms. DelRose stated the area is comprised of two quarries, a residential subdivision, agriculture and a large pet boarding facility. The construction of the Irene Road Interchange in 2015 increased the likelihood that the area would transition from agriculture to development.

Gina DelRose stated that the parking of commercial vehicles and limited outdoor storage already occurs on the subject property. The Belvidere Zoning Ordinance requirements will ensure adequate screening while restricting the storage areas to the north, away from Irene and Graham Roads. The outdoor storage areas are not expected to increase the amount of traffic and congestion in the neighborhood or to lessen the property's compatibility with nearby land uses.

Gina DelRose stated that, although the Comprehensive Plan shows the area to be a mix of transit-orientated development and mineral extractions, with the upcoming review and updating of the Plan, the area will most likely be designated for a mix of commercial and industrial development. Controlled outdoor storage is oftentimes located in these districts.

The staff recommended approval of Case 2019-10 subject to the following condition:

1. Substantial compliance with the submitted site plan.

There were no questions for staff.

The applicant did not wish to provide a statement or evidence and stated they were available to answer questions.

Andy Racz asked how soon the applicant felt they would be constructing a building on the subject property.

Perry Michaud of Bel Rock Services, LLC was sworn in. Mr. Michaud said the building was planned for construction in July or August, 2019.

The public hearing was closed at 6:25 p.m.

It was moved and seconded (Hyland/Racz) to accept the findings of fact as presented in the staff report. The motion carried with a 7-0 roll call vote.

It was moved and seconded to recommend approval of Case 2019-10 subject to the condition as presented. The motion carried with a 7-0 roll call vote.

Gina DelRose stated the case would move forward to the City Council for a first reading on May 20, 2019 and a second reading and vote on June 3, 2019.

**OTHER BUSINESS:** None

**DISCUSSION:** None

**Staff Report:**

Gina DelRose stated there will be one case for the June meeting.

Paul Engelman asked Gina DelRose when the Comprehensive Plan would be updated.

Gina DelRose stated the Region One Planning Commission (R1PC) has hired a new planner who will be working with Belvidere and Poplar Grove on the Comprehensive Plan. Ms. DelRose stated that the work will be helped by the enormous amount of research that was already done on the County's plan.

Paul Engelman asked if there will be public input sought in updating the Plan.

Gina DelRose stated that there will be public hearings by the Planning & Zoning Commission as well as public open houses held during this process.

**ADJOURNMENT:**

The meeting adjourned at 6:33 p.m.

**Recorded by:**

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Cathy Crawford  
Administrative Assistant

**Reviewed by:**

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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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June 6, 2019

**ADVISORY REPORT**

**CASE NO:** 2019-11

**APPLICANT:** Expresslane, Inc., 1024 North State Street

**REQUEST AND LOCATION:**

The applicant, Expresslane Inc., 1305 12<sup>th</sup> Avenue, Rock Falls, IL 61071 on behalf of the property owner, Arthur J. Johnson Family Trust, 1305 12<sup>th</sup> 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 subject property is irregular in shape, comprised of three parcels that total approximately 0.50 acres and is developed with a Shell Gas Station and parking area.

**EXISTING LAND USE:**

**Subject property:** Shell Gas Station

**North:** Family Video

**South:** Vacant

**East:** Aldi's

**West:** Vacant commercial property and residential

**CURRENT ZONING:**

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

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

**West:** GB, General Business District and SR-6, Single Family-6 Residential District

**COMPREHENSIVE PLAN:**

**Subject property:** General Business

**All adjacent property:** General Business

**BACKGROUND:**

The property was formerly a bank and redeveloped as a gas station in 1990. Eight parking spaces are required; the site currently has 12 unstriped spaces. This allows for adequate parking for both the gas station and gaming area. As a condition of the special use, spaces will need to be adequately measured and striped in compliance with the Belvidere Zoning Ordinance. If all twelve spaces do not meet the zoning requirements, then public improvements can be made on the adjacent vacant properties to expand the parking area if need be.

The video gaming machines and bar area will be to the north (right) of the entrance doors. A partial wall will be constructed to section off the approximately 100 square-foot area from the rest of the gas station, while leaving a clear line of sight from cashier's counter. Even though the Zoning Ordinance permits the gas station to be open 24/7, it is not. If that should change, gaming machines will only be operational 6am to 2am when liquor is allowed to be sold.

The Kelly Williamson Mobil Gas Station on Logan Avenue is the only gas station that allows for the consumption of alcohol on site. The Speedway Gas Station on Crystal Parkway qualifies as a truck stop, therefore, they were able to offer video gaming without the allowance of alcohol consumption onsite. Staff is not aware of any problems video gaming or alcohol has created at either site.

The Zoning Ordinance was updated in 2006 requiring a special use for Indoor Commercial Entertainment. Bars and taverns that were in existence prior to that date have been considered "grandfathered" for the bar use. In 2013, Illinois State Law allowed municipalities to determine that video gaming would be permitted within their jurisdiction. The State limits the number of machines to five per establishment and every establishment must have a liquor license that allows for the pouring of alcohol (except for those that qualify as a truck stop). In 2013, Belvidere voted to allow video gaming and in 2018, the City Council voted to limit the number of gaming establishments to 30. Although 27 licenses have been issued, this application would permit the 36<sup>th</sup> establishment to be eligible to apply for a license. The applicant is aware that granting the special use does not guarantee them a license.

#### **TREND OF DEVELOPMENT:**

The subject property is located at the intersection of North State Street and Harrison Avenue which is the southern boundary of the North State Street Commercial Corridor. Several businesses have either recently located to North State Street or have gone through extensive renovations. Harrison Avenue consists of primarily established residential development until it intersects with North State Street.

#### **COMPREHENSIVE PLAN:**

The subject property is designated as "General Business" by the City of Belvidere Comprehensive Plan, adopted July 15, 1999. The General Business map category encourages indoor commercial, office, institutional, and controlled outdoor display land uses, with moderate landscaping and signage.

#### **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 existing video gaming machines in Belvidere have not been shown to be unreasonably detrimental. Although the consumption of alcohol at a gas station is currently only permitted at the Kelly Williamson Mobil Gas Station at 1776 Logan Avenue, patrons drive to and from bars just as they drive to and from gas stations. Unlike other gas stations along North State Street, the subject property has adequate parking for the secondary land use and a very small portion of the store will be dedicated



to indoor commercial entertainment. Due to the size and location of the special use, staff does not anticipate a danger to the public health or general welfare.

- 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, 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 designates the subject property as General Business; the current zoning is General Business. A variety of land uses are encouraged in general business, such as gas stations and indoor commercial (retail). Bars and video gaming are a type of indoor commercial land use.

- 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 indoor commercial land use will not be noticeable from the outside except for potential signage. There are two special uses for indoor commercial entertainment approved across North State Street in the North State Shopping Center.

The property has adequate parking and ingress/egress off North State Street and Harrison Avenue. The additional traffic from the special use is not anticipated to negatively impact the accessibility of nearby properties.

- 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 planning staff is not aware of any business that chose not to locate or expand due to video gaming. North State Street is developed with a variety of businesses and the remainder of the block bounded by Harrison Street, Kishwaukee and West Marshall Streets is vacant. The special use conditions limit the amount of space the special use can occupy, therefore, planning staff does not anticipate that this special use will deter development on the adjacent vacant properties or redevelopment of nearby properties.

- 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 already developed with a gas station that is served with municipal utilities.

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

There do not appear to be any public benefits or adverse impacts related to the special use request. Although there are nearby residences, nearby properties along North State Street already are developed with bars and video gaming; it is not a unique business. Staff is not aware, however, of any negative impacts the other bars and video gaming have created.

**SUMMARY OF FINDINGS:**

The existing video gaming machines in Belvidere have not been shown to be unreasonably detrimental. Although the consumption of alcohol at a gas station is currently only permitted at the Kelly Williamson Mobil Gas Station at 1776 Logan Avenue, patrons drive to and from bars just like they drive to and from gas stations. Unlike other gas stations along North State Street, the subject property has adequate parking for the secondary land use and a very small portion of the store will be dedicated to indoor commercial entertainment. Due to the size and location of the special use, staff does not anticipate a danger to the public health or general welfare.

The Comprehensive Plan designates the subject property as General Business; the current zoning is General Business. A variety of land uses are encouraged in general business, such as gas stations and indoor commercial (retail). Bars and video gaming are a type of indoor commercial land use. The indoor commercial land use will not be noticeable from the outside except for potential signage. There are two special uses for indoor commercial entertainment approved across North State Street in the North State Shopping Center.

There do not appear to be any public benefits or adverse impacts related to the special use request. Although there are nearby residences, nearby properties along North State Street already are developed with bars and video gaming; it is not a unique business. Staff is not aware, however, of any negative impacts the other bars and video gaming have created.

**RECOMMENDATION:**

The planning staff recommends the **approval** of case number **2019-11** for a special use at 1024 North State Street 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.

**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 with by Planning Staff.
3. Narrative submitted by Applicant.
4. Site plans submitted by Applicant.
5. Interior pictures submitted by the Applicant.
6. Letter submitted by the Boone County Soil and Water Conservation District, Jennifer Becker, May 10, 2019.
7. Letter submitted by the Belvidere Building Department, Kip Countryman, May 21, 2019.
8. E-mail submitted by the Belvidere Fire Department, Craig Wilcox, May 25, 2019.





105

W HARRISON ST

1021

N STATE ST

Case 2019-11  
1024 North State Street  
Expresslane, Inc.  
SU

1004



1 inch = 35 feet

**Express Lane Belvidere #35**

**1024 N. State Street**

Express Lane Belvidere is asking to be considered by the City Council for a Special Use License. We'd like to provide an alternative gaming establishment in the City. In our proposal, we'd like to add 5 VGT's and an NRT plus (redemption device) on the north wall of our store.

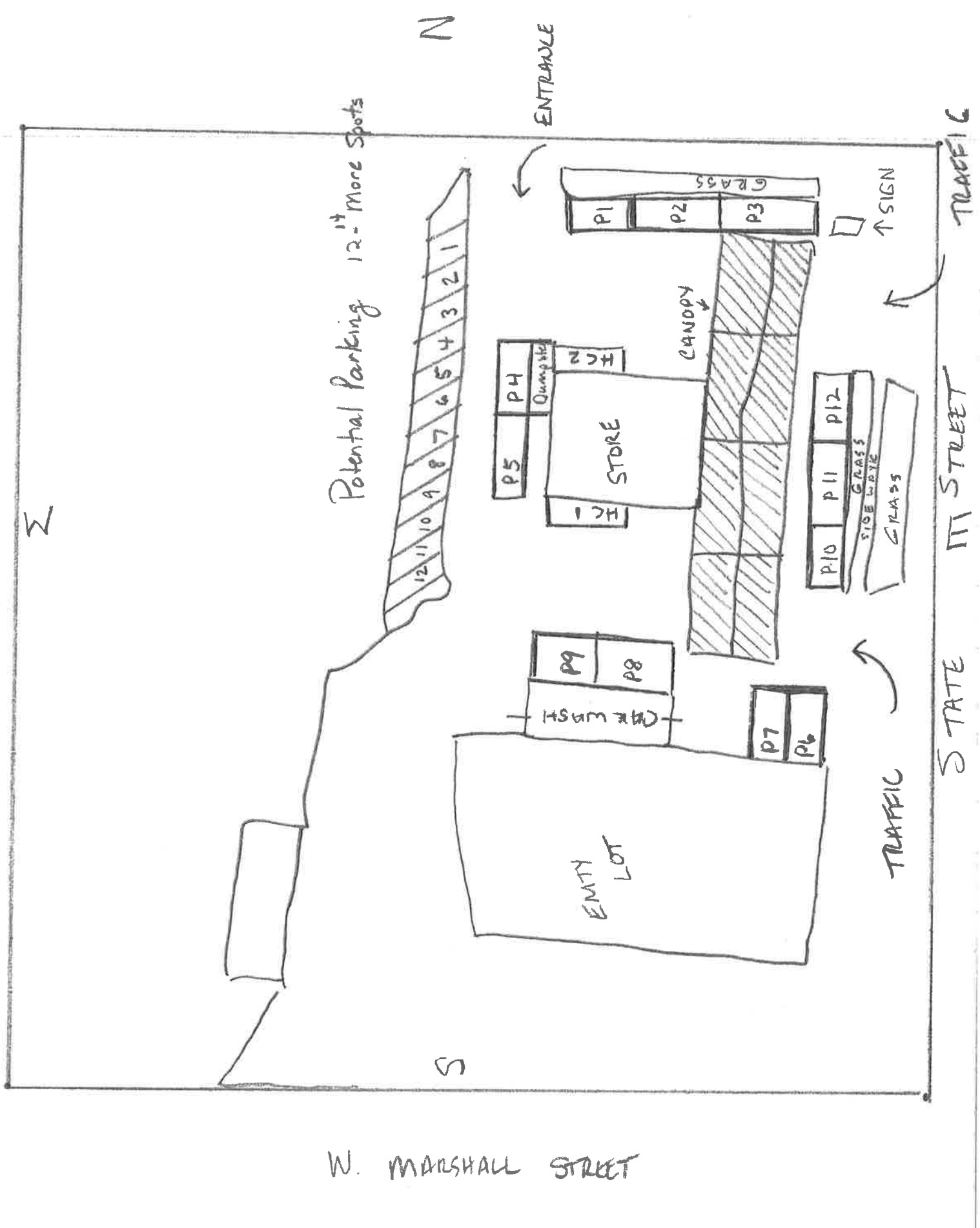
The 8'x15' gaming area will be partitioned off by a half-wall preventing minors from entering the area. The cashier will have direct line of site to the entrance (26'.7" DLS) of the area and be able to service our patrons effectively. We plan on serving single serve beer and wine from our main coolers. If an additional cooler is needed, we'll add accordingly. The gaming area has easy access to the restrooms as they are less than 15' away.

We plan on adding several more cameras to monitor the gaming area as well as our entrances and exits of the building. In addition, we will be adding an alarm system that will notify authorities of any break in's after hours. Security and safety are our top priority for our store and our guests.

Currently we have 11 dedicated parking spots for customers that are not well defined. Our plan is to stripe all parking stalls and add a minimum of two handicap spots closest to the building. Additionally, we have the capability of adding 9 spots on the south side of our building if needed.

Thank you for considering this request.

The Express Lane Team!



W. MARSHALL STREET



EXPRESS LANE - BEHIND #35 1024 STATE ST

COUNTER - LINE OF SITE 26'-7" TO GAMING

OFFICE

Cooler

Cooler

Cooler

Rest Rooms

CARDS

ATM

BEER

Pop

COFFEE / Pop

Beer  
Pallet

4'-2"

Gondola #2

New location Gondola #1

↑ move

Gondola #1

15'

X X X X X

VGT 1 VGT 2 VGT 3 VGT 4 VGT 5 NUT

Lottery

Ice Cream

Black Partition

Door Pepsi Coke

Save  
5¢  
/gal  
or MORE  
with this sticker  
Toll-free 1-800-858-8585

← RESTROOMS

SPECIAL PRICE  
\$7.32 PLUS TAX  
SPECIAL PRICE  
\$6.67 PLUS TAX  
SPECIAL PRICE  
\$6.10 PLUS TAX

SAVOR FLAVOR  
SAVOR FLAVOR  
SAVOR FLAVOR

MADE FOR  
SWEET TOOTH CLUB

BUY PLAY & SCORE

**Introducing the NEW Shell Fuel Rewards Credit Card!**

Shell Fuel Rewards Credit Card is a new way to get the most out of your Shell Fuel Rewards program. The card is a credit card that allows you to earn rewards on every purchase made with your Shell Fuel Rewards card. The card is a credit card that allows you to earn rewards on every purchase made with your Shell Fuel Rewards card.

**Key Features:**

- Earn rewards on every purchase made with your Shell Fuel Rewards card.
- Earn rewards on every purchase made with your Shell Fuel Rewards card.
- Earn rewards on every purchase made with your Shell Fuel Rewards card.

**How to Use:**

- Use your Shell Fuel Rewards credit card to make purchases at participating Shell Fuel Rewards locations.
- Use your Shell Fuel Rewards credit card to make purchases at participating Shell Fuel Rewards locations.
- Use your Shell Fuel Rewards credit card to make purchases at participating Shell Fuel Rewards locations.

**Terms and Conditions:**

- The Shell Fuel Rewards credit card is a credit card that allows you to earn rewards on every purchase made with your Shell Fuel Rewards card.
- The Shell Fuel Rewards credit card is a credit card that allows you to earn rewards on every purchase made with your Shell Fuel Rewards card.
- The Shell Fuel Rewards credit card is a credit card that allows you to earn rewards on every purchase made with your Shell Fuel Rewards card.







PLAY HERE

Drawing Schedule



800 733-1111  
2177-102-218  
LINK

Thank you shopping a

2.51

2.51

SWITCHES  
M&M'S  
Ice Cream  
FAVORITE CHOCOLATE  
Dove

An advertisement for M&M's Ice Cream. It features a large red M&M character on the left, pointing towards a chocolate ice cream bar on the right. The bar is labeled 'SWITCHES' and 'M&M'S'. Below the bar, it says 'Ice Cream' and 'FAVORITE CHOCOLATE'. The 'Dove' logo is also visible.

TRY Shell  
V-POWER NITRO+  
AND SAVE EVEN MORE!

Save 5¢

Get 5¢ off any purchase of V-POWER NITRO+ fuel at any Shell station. Offer good through 12/31/11. See station for details.

An advertisement for Shell V-Power Nitro+ fuel. It features a woman in a red shirt holding a gas pump nozzle. The text says 'TRY Shell V-POWER NITRO+ AND SAVE EVEN MORE!' and 'Save 5¢'. Below this, it says 'Get 5¢ off any purchase of V-POWER NITRO+ fuel at any Shell station. Offer good through 12/31/11. See station for details.'

ROCKFORD  
WISCONSIN  
Chicago  
kids' road atlas

An advertisement for a kids' road atlas. It features a map of the United States with various states highlighted. The text says 'ROCKFORD WISCONSIN', 'Chicago', and 'kids' road atlas'.



Boone County  
**Soil & Water**  
Conservation District

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

May 10, 2019

**SWCD NRI #: 1623**

Belvidere Planning Department  
401 Whitney Blvd.  
Belvidere, IL 61008

Dear Sir/Madam,

A request for a Natural Resource Information Report was submitted. We will supply a written reply to you office as indicated below:

☒ X Our review does not apply in this instance.  
☐ Other (see attached)

**Location of Site:** 1024 N. State Street, Belvidere, IL 61008  
**PIN(S):** 05-26-205-006

Contact	Petitioner	Owner
Expresslane, Inc. 1024 N. State Street Belvidere, IL 61008 815-625-6380 KPJOIL@comcast.net	Expresslane, Inc. 1024 N. State Street Belvidere, IL 61008 815-625-6380 KPJOIL@comcast.net	Arthur J. Johnson Family Trust 1305 12 <sup>th</sup> Ave. Rock Falls, IL 61071 N/A

**Request:** Special use for indoor commercial entertainment/ video gaming machines.

Sincerely,

Jennifer Becker  
Boone County Soil & Water  
Conservation District

Re: Expresslane Inc., Kathy Peugh

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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**DATE: 5/21/2019**

**TO: Gina DelRose Community Development Planner**

**RE: 1024 North State**

**Gina,**

**Building plans will need to be submitted by a licensed design professional that include any structural changes including but not limited to electric, HVAC and plumbing will need to be reviewed and approved before any construction permits will be issued.**

**Thank you**

**Kip Countryman**

**Director of Building**

**City of Belvidere Community Development**

**815-547-7177**

**Kcountryman@ci.belvidere.il.us**

## Gina DelRose

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**From:** Craig Wilcox <cwilcox@belviderefire.com>  
**Sent:** Saturday, May 25, 2019 8:38 AM  
**To:** Gina DelRose  
**Subject:** Re: request for comments

Hey Gina

The following are a few things related to this request.

1. Provide interconnected smoke detection if not in place.
2. Verify emergency lighting.
3. Verify exit signs are visible.
4. Verify portable fire extinguishers are in proper locations.
5. Verify Lock Box onsite in proper location with working key.

**Respectfully**

**Craig Wilcox**

Inspection Bureau Coordinator  
Belvidere Fire Department  
123 South State Street  
Belvidere IL 61008  
**815.601.7857 Cell**

On Wed, May 22, 2019 at 8:34 AM Gina DelRose <[GDelRose@ci.belvidere.il.us](mailto:GDelRose@ci.belvidere.il.us)> wrote:

Craig-

Here you go

*Gina DelRose*

Community Development Planner

City of Belvidere

401 Whitney Boulevard

Belvidere, IL 61008

(O) 815-547-7177

# BELVIDERE

## Community Development Department

## Planning Department

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

### May 2019 Monthly Report

Number	Project	Description	Processed
	<b>Belvidere Projects</b>		
1	Cases: October	Beverly Materials (Plote), SU, 4654 Townhall Rd	9/10/2018
2	Cases: May	Bel Rock Services, LLC, MA, 2054/2136 Graham Rd	4/9/2019
		Bel Rock Services, LLC, SU, 2054/2136 Graham Rd	4/9/2019
1	Cases: June	Express Lane, Inc., SU, 1024 N. State Street	5/10/2019
3	Annexation	Plote, 4654 Townhall Road	
		Plote, Irene Rd and US Route 20	
		Bel Rock Services, LLC, 2054/2136 Graham Rd	4/9/2019
0	Temporary Uses	None	
0	Site Plans (New/Revised)	None	
3	Final Inspection	600 Logan Avenue, Zmart	5/3/2019
		2195 N. State Street, Good Time Gaming	5/6/2019
		600 Logan Avenue, Zmart	5/10/2019
2	Downtown Overlay Review	122 S. State Street, sign, Planet Fitness	5/17/2019
		426 S. State Street, sign, La Costa Bora	5/17/2019
5	Prepared Zoning Verification Letters	1007 Logan Avenue	5/6/2019
		1011 Logan Avenue	5/14/2019
		724 Caswell Street	5/17/2019
		204 N. State Street	5/22/2019
		828 Landmark Drive	5/24/2019
0	Issued Address Letters	None	
	Belvidere Historic Preservation Commission	Staff submitted the FY 2019 CLG Annual Report to the State of Illinois and finalized the FY 2020 Workplan and budget. The Commission hosted its 8th Historic Preservation Awards night. A landmark application for 401 N. Main Street was submitted. The Commission and staff continued to plan future fundraisers and tourism opportunities.	
	Heritage Days	Staff continued to respond to inquiries via Facebook and e-mail, organize events, finalize schedule, plan the City Hall float and meet with other event participants.	
	Hometown Christmas	None	



## Planning Monthly Report Cont.

### Poplar Grove Projects

0	Cases: May	None
0	Cases: June	None
0	Issued Address Letters	None
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

### Census

Submitted information for the New  
Construction Program

### Planning Department Current Duties

Close out completed planning case files

Respond to all FOIA requests

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

Assist Growth Dimensions with requested data

Meetings and phone calls with developers regarding potential development

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

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

Prepare deposits and purchase orders for bill payments

Continue meeting with RMAP regarding planning activities

## CITY 2019

Date	Planner	Case	Request	Petitioner/ Address	PZC	CC1	CC2
June							
5/10/2019	GD	2019-11	SU	Expresslan e, Inc/1024 North State Street	6/11/2019	6/17/2019	7/1/2019

Variation	2
Map Amendment	1
Subdivision	1
Special Use	5
Annexation	1
Text Amendment	1
Temporary Use	
Appeals	
<b>Total</b>	<b>11</b>