

ZONING BOARD OF APPEALS AGENDA
Tuesday, July 26, 2016
Boone County Board Room
1212 Logan Avenue
7:00 P.M.

ROLL CALL:

Members:

Tony Savino, Chair
Brian Van Laar, Vice-Chair
Joan Krumm
Mark Rhode
Steve Schabacker

Staff:

Shelly Griswold, Boone County Planning Consultant
Ken Terrinoni, County Administrator
Justyn Miller, Assistant to the County Administrator

Other:

Deb Clarkson, Transcriptionist

MINUTES: Approval of Minutes from June 28, 2016.

PUBLIC COMMENT:

UNFINISHED BUSINESS:

10-2016; Diveley: The application of Alysia Diveley, 420 Talladega Drive SW, Poplar Grove, Illinois 61065, on behalf of the owners Richard G and Alysia A Diveley, 420 Talladega Drive SW, Poplar Grove, Illinois 61065, requesting a zoning variance to decrease the required rear setback from 35 feet to 20 feet to construct a deck at 420 Talladega Drive SW, Poplar Grove, Illinois 61065, in the R-1 Single Family Residential District (Boone County Zoning Ordinance Section 3.5.4.A. Lot Development Standards – Residential Uses and Section 2.8 Variances) in Poplar Grove Township (PIN: 03-27-452-016).

Staff (Approval); ZBA ()

NEW BUSINESS:

12-2016; Hicks: The application of Brian Hicks, 9201 Hill Road, Genoa, Illinois 60135, requesting a zoning variance to Sub-Section 3.3.5 (Lot development standards) of Section 3.3 (Agricultural Residence District (A-2)) of Chapter 3 (Districts and general provisions) of the Boone County, Illinois Zoning Ordinance to allow a thirty foot (30') front yard; a twenty-eight foot (28') west side yard; and a twelve foot (12') rear yard) at the subject property, located at 9234 Hill Road, Genoa, Illinois 60135 in unincorporated Spring Township (PIN: 08-34-300-002).

Staff (Approval); ZBA ()

13-2016; Haas: The application of James Haas, 4607 Manheim Road, Rockford, Illinois 61108, requesting a Special Use Permit under Sub-Section 3.14.5 (Special uses) of Section 3.14 (US Highway 20 Corridor) of Chapter 3 (Districts and general provisions) of the Boone County, Illinois Zoning Ordinance to conduct automobile sales at the subject property, located at 3204 US Route 20, Belvidere, Illinois 61008 in unincorporated Belvidere Township (PIN: 05-22-100-017).

Staff (Approval); ZBA ()

Zoning Board of Appeals
July 26, 2016
Agenda
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OTHER BUSINESS: None

DISCUSSION: None

COMMUNICATIONS/PLANNING REPORTS:

Previous Case Update

Staff Report

ADJOURNMENT

**BOONE COUNTY
ZONING BOARD OF APPEALS
MINUTES
Tuesday, June 28, 2016
County Board Room
7:00 P.M.**

ROLL CALL

Members Present:

Tony Savino, CH
Joan Krumm
Mark Rhode
Norm Stimes

Staff Present:

Shelly Griswold, Planning Consultant
Drew Bliss, Senior Zoning Inspector

Members Absent:

Brian Van Laar, VCHM

Ex-Officio:

Bob Walberg, County Board Chairman

With a quorum present, Chairman Tony Savino called the meeting to order at 7:00 p.m.

MINUTES:

It was moved and seconded (Krumm/Stimes) to approve the minutes of May 24, 2016. The motion carried with a 4-0 voice vote.

PUBLIC COMMENT:

There was no public comment.

UNFINISHED BUSINESS:

None

NEW BUSINESS:

10-2016; Diveley: The application of Alysia Diveley, 420 Talladega Drive SW, Poplar Grove, Illinois 61065, on behalf of the owners Richard G. and Alysia A. Diveley, 420 Talladega Drive SW, Poplar Grove, Illinois 61065, requesting a zoning variance to decrease the required rear setback from 35 feet to 20 feet to construct a deck at 420 Talladega Drive SW, Poplar Grove, Illinois 61065, in the R-1 Single family Residential District (Boone County Zoning Ordinance Section 3.5.4.A Lot Development Standards-Residential Uses and Section 2.8 Variances) in Poplar Grove Township (PIN: 03-27-452-016).

Chairman Savino stated the Diveleys were unable to attend the ZBA hearing; the applicants are allowed to postpone their public hearing up to three months without the need to republish the case. Chairman Savino suggested a motion to postpone hearing of the case until the July 2016 meeting.

It was motioned and seconded (Stimes/Rhode) to postpone case 10-2016 until the July ZBA meeting. The motion carried with a 4-0 voice vote.

11-2016; Perry: The application of Kevin Perry and April Perry, 3540 Partridge Lane, Belvidere, Illinois 61008, requesting a Special Use Permit to add relative living quarters with a separate primary entrance and substantially separate living quarters under Sub-Section 4.11.3 (Permitted districts) of Section 4.11 (Accessory Relative Living Quarters) of the Boone County Zoning Ordinance. The subject property is located at 15917 Capron Road, Capron, Illinois 61062, in unincorporated Boone Township on 7.57 acres.

The public hearing opened at 7:05 p.m.

Shelly Griswold was sworn in and summarized the staff report. Ms. Griswold stated the request is in compliance with the Comprehensive Plan. The request satisfies the six findings of fact. Ms. Griswold said the staff recommends approval of the special use request.

There were no questions for the planning consultant.

April Perry was sworn in. Ms. Perry said the living quarters would be used by her mother.

Joan Krumm questioned why Ms. Perry did not forward the special use application in May, 2016, when she requested a special use for a boarding stable.

April Perry said they chose not to forward that request because the original plans did not meet what was allowable in the zoning ordinance. Ms. Perry said her mother promotes aging in place and she wishes to honor that by providing a home for her.

There were no further questions for the applicant.

It was moved and seconded (Stimes/Rhode) to close the public hearing. The public hearing closed at 7:12 p.m.

It was moved and seconded (Stimes/Rhode) to accept the findings of fact. The motion carried with a 4-0 voice vote.

It was motioned and seconded (Rhode/Stimes) to approve case 11-2016. The motion was approved with a 4-0 roll call vote.

OTHER BUSINESS:

Election of Officers

Chairman Savino stated this month's agenda did not include Officer Elections as an agenda item. Mr. Savino said he had researched the matter and did not find the election of officers placed as an agenda item in previous agendas in the past two years. Mr. Savino proposed holding the election at this time.

Joan Krumm nominated Brian Van Laar as Chairman. Mark Rhode seconded the motion. Brian Van Laar was elected Chairman with a 4-0 vote.

Norm Stimes nominated Tony Savino as Vice-Chairman. The motion was seconded by Joan Krumm. Tony Savino was elected Vice-Chairman.

DISCUSSION:

None

COMMUNICATIONS/PLANNING REPORTS:

Shelly Griswold said she believes there will be an additional case brought to the ZBA in July.

Joan Krumm asked if there was any current word on developments regarding the Great Lakes Basin Railroad.

Shelly Griswold said there was not.

Tony Savino said he did not expect any developments regarding the topic of the proposed railroad for some time.

ADJOURNMENT:

It was motioned and seconded (Stimes/Krumm) to adjourn the meeting.

The meeting was adjourned at 7:14 p.m.

Recorded by:

Catherine Crawford
Transcriptionist

Reviewed by:

Ken Terrinoni
County Administrator

BOONE COUNTY PLANNING DEPARTMENT

1212 Logan Avenue, Suite 102 - Belvidere, Illinois 61008 PH (815) 547-4770 FAX (815) 547-3579

June 3, 2016

ADVISORY REPORT

CASE NO.: 10-2016

APPLICANT: Diveley (420 Talladega Drive SW)

REQUEST AND LOCATION:

The applicant, Alysia Diveley, 420 Talladega Drive SW, Poplar Grove, Illinois 61065, on behalf of the owners Richard G and Alysia A Diveley, 420 Talladega Drive SW, Poplar Grove, Illinois 61065, is requesting a zoning variance to decrease the required rear setback from 35 feet to 20 feet to construct a deck at 420 Talladega Drive SW, Poplar Grove, Illinois 61065, in the R-1 Single Family Residential District (Boone County Zoning Ordinance Section 3.5.4.A. Lot Development Standards – Residential Uses and Section 2.8 Variances) in Poplar Grove Township (PIN: 03-27-452-016). The property is legally described as:

UNIT 4 LOT 46 CANDLEWICK LAKE 420 TALLADEGA DR SW NW47.96, N147.39, SE161.15, SW146.75, as recorded in the Recorder's Office in Boone County, Illinois; situated in Boone County, Illinois (PIN: 03-27-452-016).

EXISTING LAND USE FOR SUBJECT AND ADJACENT PROPERTIES:

Subject property: Single Family Residential

Adjacent properties:

North and South: Residential

East and West: Residential and Agricultural/row crop production

CURRENT ZONING FOR SUBJECT AND ADJACENT PROPERTIES:

Subject property: R1 – Single Family Residential

Adjacent properties:

North: R1 – Single Family Residential

South, East and West: R1 – Single Family Residential and A-1 Agriculture District

COMPREHENSIVE PLAN FOR SUBJECT AND ADJACENT PROPERTIES:

Subject property: Single Family Residential

North: Single Family Residential

South, East and West: Single Family Residential, Exurban Residential

BACKGROUND:

The subject property is located on Talladega Drive SW in Poplar Grove Township, west central Boone County. The subject parcel (03-27-452-016) is owned by Richard G and Alysia A Diveley. The applicant is requesting a zoning variance to decrease the required rear setback from 35 feet to 20 feet to construct a deck at 420 Talladega Drive SW, Poplar Grove, Illinois 61065, in the R-1 Single Family Residential District (Boone County

Zoning Ordinance Section 3.5.4.A. Lot Development Standards – Residential Uses and Section 2.8 Variances) in Poplar Grove Township (PIN: 03-27-452-016). The applicant proposes to build a 15'x15' deck with a staircase that extends 11" (11 inches) beyond the depth of the deck.

OTHER PLANNING CONSIDERATIONS:

The Boone County Soil and Water Conservation District states that an NRI report is not required.

The Boone County Engineer Richard A. Lundin reviewed the application and stated that he has no comments on this zoning variance since it is located within a private community.

The Boone County Building Department (Drew Bliss, Senior Building Inspector) reviewed the application and stated that 1) the office has no objections to the variance request; and 2) that the applicant will require a building permit if the case is approved.

The Boone County Health Department (Bill Hatfield) reviewed the application and stated that the zoning issue in Candlewick is not public health related and the department has no position on it.

TREND OF DEVELOPMENT:

The subject property is located in Candlewick Lake. The entire subdivision is zoned R-1 Single Family Residential District.

COMPREHENSIVE PLAN:

The subject property is designated as "Single Family Residential" by the Boone County Comprehensive plan adopted November 10, 1999. This map category encourages sewered single-family residential development at densities up to 5 dwelling units per acre.

FINDINGS OF FACT:

According to Section 2.8.5 of the Boone County Zoning Ordinance, a zoning variance shall not be granted unless the County Board finds the following facts:

1. **Required:** The particular physical surroundings, shape, topographical, or other on-site condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulation were carried out.

Finding: The subject property is situated on a cul-de-sac. The front lot line curves inward significantly from north to south, which required the home to be situated farther east on the parcel than the rectangular parcels surrounding the property. This has resulted in a significantly smaller rear yard at the subject property, leading to the request for variance.

2. **Required:** The conditions upon which the petition for a variation is based would not be applicable, generally, to other property within the same zoning classification.

Finding: The shape of the parcel, with the significant front lot line inward curve from north to south, is not applicable, generally, to other property within the same zoning classification.

3. **Required:** The purpose of the variation is not based exclusively upon a desire to make more money out of the property.

Finding: The owner is seeking the variance in order to build a rear deck, which is a common amenity at other properties in the neighborhood, as evidenced by aerial photography of the Candlewick Lake subdivision.

4. **Required:** The owner of the property has not created the alleged difficulty or hardship.

Finding: The lot was subdivided and lot lines determined prior to the Diveleys' ownership of the property.

5. **Required:** The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

Finding: The variation and subsequent use of the property are in keeping with the current use of the subject property and surrounding properties and will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

6. **Required:** The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood or adversely affect the health, morals, or general welfare of the public.

Finding: The proposed variation and planned use as proposed by the owner will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood or adversely affect the health, morals, or general welfare of the public. The addition of a rear deck is incidental to the current use as a single family residence.

7. **Required:** That the potential public benefits of the variation outweigh any potential adverse impacts of the variation after taking into consideration the applicant's proposal and any requirement recommended by the applicant to ameliorate such impacts.

Finding: The granting of this variance has no foreseeable adverse impacts. It will result in the construction of a rear deck in keeping with similar decks throughout the neighborhood.

SUMMARY OF FINDINGS:

10-2016 – Diveley (420 Talledega Drive SW)

The Diveleys' property is of irregular shape. This shape has necessitated the building of the dwelling structure farther back on the parcel than on neighboring properties, reducing the depth of the rear yard. Granting this variance request will alleviate this particular hardship with no anticipated adverse public impacts.

RECOMMENDATION:

Planning staff recommends the approval of case number 10-2016 because it meets the requirements of Section 2.8.5 of the Boone County Zoning Ordinance, which state that a zoning variance shall not be granted unless the County Board finds facts in the seven categories listed above.

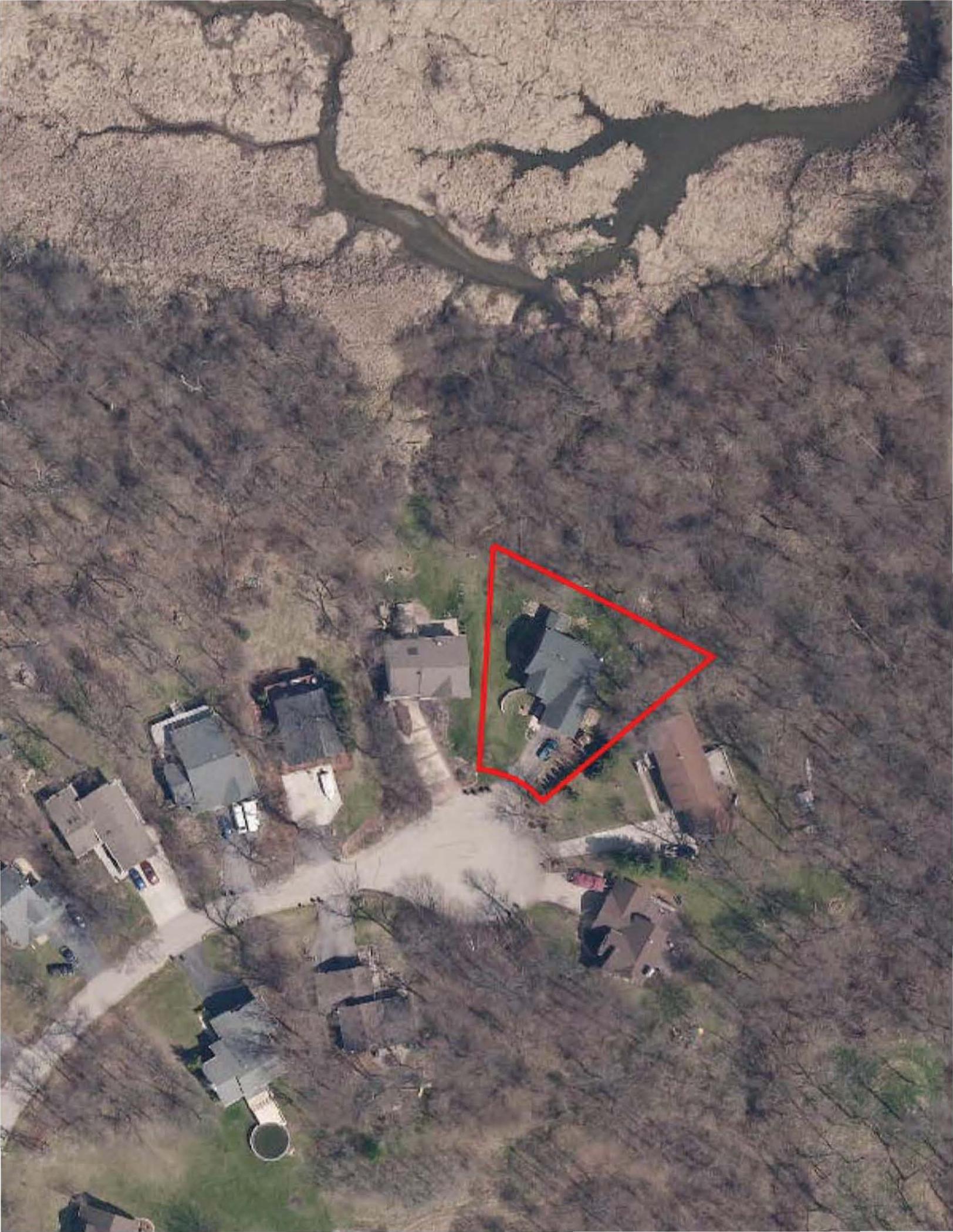
Submitted by:



Shelly R. Griswold, AICP
Interim Planner

ZONING BOARD OF APPEALS/COUNTY BOARD ACTION

After the holding of the public hearing, the Zoning Board of Appeals shall make and forward findings of fact as to the compliance of the proposed variance with the standards and give a recommendation to the County Board. The Zoning Board of Appeals may recommend and the County Board may impose conditions as necessary to secure compliance with the standards. The County Board shall review the findings and recommendation and may accept or reject the findings and recommendation of the Zoning Board of Appeals in whole or in part; or the County Board may refer the matter back to the Zoning Board of Appeals for further consideration; or, in the case of rejecting the Zoning Board's recommendation and findings, the County Board may grant or deny the special use request.



APPLICATION FOR VARIANCE

BELVIDERE - BOONE COUNTY PLANNING DEPARTMENT

Belvidere City Hall
401 Whitney Blvd. Suite 400
Belvidere, Illinois 61008

FOR OFFICE USE ONLY

Case Number 10-2016
Filing Date 5-25-16
Zone District R-1

Belvidere
PZC Date _____

Boone County
ZBA Date 6-28-16

PLEASE PRINT IN BLACK INK OR TYPE

1) The address or general location of the property for which this application is filed is:

420 Talladega Dr SW Poplar Grove, IL 61065

and its Parcel Identification Number is: 03-27-452-016

and the legal description for the subject property is: Lot _____, Block _____,
Tract _____, Subdivision Name _____

(NOTE - If there is no lot, block, or tract, then attach a legal boundary description hereto.)

2) Applicant Name: Richard G & Alysia A Diveley

Mailing Address: 420 Talladega Dr SW
Poplar Grove, IL 61065

Daytime Phone: 815-505-4116 Fax: _____ Zip: 61065
Email: chingmei313@yahoo.com

3) Property Owner Name: _____

Mailing Address: _____ Zip: _____
Daytime Phone: _____ Fax: _____

4) Attorney Name: _____

Mailing Address: _____ Zip: _____
Daytime Phone: _____ Fax: _____

5) Project Manager: In order to reduce confusion, planning staff requests one contact person be designated to discuss issues concerning this petition.

Name: _____
Mailing Address: _____ Zip: _____
Daytime Phone: _____ Fax: _____ Email: _____

8) Describe how this variation is the minimum variation that will make possible the reasonable use of the land, structure, or buildings in question. AD

Due to the property being in a cul-de-sac, the lot is wedge-shaped,
This required the dwelling to be set back farther from the front lot
than would have otherwise been necessary on a standard rectangular lot.

9) What characteristics of your property prevent it from being used in a reasonable manner?

Too narrow _____ Elevation _____ Soil _____
Too small _____ Slope _____ Subsurface _____
Too shallow _____ Shape wedge-shape Other _____

10) Describe the items checked, giving dimensions where appropriate and how the characteristics are different than other properties in the district. AD

The front property line is just 47.96'. The rear property line is
161.15'

11) In what way do the above site conditions prevent any reasonable use, commonly enjoyed by owners of other properties in the same zoning district? AD

The dwelling sits farther back on the lot than would have otherwise
been necessary on a standard rectangular lot.

12) To the best of your knowledge, can you affirm that the hardship described above was not created by an action of anyone having an interest in the property after the Zoning Ordinance or applicable part thereof became law? Yes No If "No", explain why the hardship should not be regarded as self-imposed (self-imposed hardships are not entitled to variations).

13) Are the conditions on your property the result of other manmade changes, such as the relocation of a road or highway? If so, describe.

No

14) Will granting the variation requested give the applicant any special privilege that is denied by the Zoning Ordinance to owners of other lands, structures, or buildings in the same district? Explain your answer.

No

AD

15) Specify how the granting of the variation requested will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

The proposed deck is in keeping with the residential character of the neighborhood and will be similar to others in the area.

16) LIST THE OWNERS OF RECORD: **Boone County applicants** shall list the owner of record for all properties located adjacent to and across the street or alley from the perimeter of the subject property. **City of Belvidere applicants** shall list the owner of record for all properties located within 250 feet of the subject property (exclusive of public right-of-ways). This information is found at the Supervisor of Assessments Office, 1208 Logan Ave. or the Planning Office. Verifying the accuracy of information is the responsibility of the applicant (use additional pages if necessary).

PIN#	Name/Trust No.	Street	City	Zip
0327 452015	Carl + Jean Benessi	422 Talladega Dr SW	Poplar Cove	61065
0327 451026	Marcin Buda	418 Talladega Pr SW	""	""
0327 452014	Keith + Sarah Kazlowski	421 Talladega Pr SW	""	""
0327 452013	Hubert + Alice Kay	210 W. 2nd St	Belvidere	61009
0327 451039	Cunellevick Lake Assoc.	13400 IL Rte. 76	Poplar Cove	61065

17) SUPPORTING INFORMATION: Attach a site plan drawn to scale showing lot dimensions, the size and locations of existing buildings, the locations and dimensions of proposed buildings or alterations, and any natural or topographic peculiarities of the property in question.

Also include a detailed written statement relative to the above listed requirements, fully explaining your proposal and any measures to mitigate negative affects of your proposal on neighboring properties.

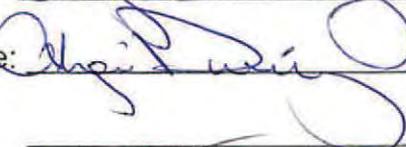
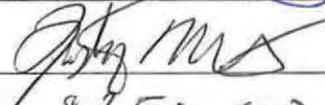
Incomplete applications will be returned to the applicant after sixty (60) days.

Natural Resources Information: Pursuant to state law, a copy of this completed application must be provided to the Boone County Soil and Water Conservation District (SWCD). They are located at 211 N. Appleton Road, P.O. Box 218, Belvidere, and may be contacted at (815) 544-2677. Their business hours are Monday through Friday 8:00 a.m. to 4:30 p.m. An application fee is required. The SWCD has thirty (30) days to respond and provide their Natural Resource Information (NRI) Report to the Planning Office. **The SWCD must send a report to the Planning Department for your application to proceed.**

DECLARATION

I, the applicant, of the above legally described property on which the variance is proposed, have provided answers to the questions herein that are true to the best of my knowledge. I have been granted permission by the property owner(s) of the above legally described property to apply for a variance on said property.

By virtue of my application for a variance, I do hereby declare that the appropriate appointed and elected officials who are responsible for the review of my application are given permission to visit and inspect the property proposed for variance in order to determine the suitability of the request.

Applicant Signature:  Date Signed: 5-25-16
Owner(s) Signature:  Date Signed: 5-25-16
Date Signed: _____
STAFF SIGNATURE:  Date Signed: 5-25-16
Filing Fee - Amount Paid: \$350.00 Check Number: 1978

Candlewick Lake Association, Inc.

13400 Highway 76 • Poplar Grove, IL 61065

Phone:(815) 765-2827 Fax: (815) 765-2809

APPLICATION FOR APPROVAL FOR MISCELLANEOUS CONSTRUCTION

This application and plans showing construction and location must be submitted for ECC approval. Your signature on this application, is your agreement to build by the approved plans and in accordance with the rules and regulations of Candlewick Lake Association.

DATE OF APPLICATION 3-29-16 UNIT: 4 LOT: 46

PROPERTY OWNER: Rick & Alysia Dineley

ADDRESS: 420 Talladega Drive

HOME PHONE: (815) 765-1953 BUSINESS PHONE: (815) 608-4610

TYPE OF CONSTRUCTION: (Check One)

- | | | | |
|---|--|--|---|
| <input type="checkbox"/> BOAT LIFT | <input type="checkbox"/> DRIVEWAY | <input type="checkbox"/> POOL | <input type="checkbox"/> SHORELINE WORK |
| <input checked="" type="checkbox"/> CULVERT | <input type="checkbox"/> EXTERIOR LIGHTING | <input type="checkbox"/> REFUSE ENCLOSURE | <input type="checkbox"/> SUNROOM |
| <input checked="" type="checkbox"/> DECK | <input type="checkbox"/> GARAGE | <input type="checkbox"/> REMODELING | <input type="checkbox"/> 3 SEASON ROOM |
| <input type="checkbox"/> DITCH WORK | <input type="checkbox"/> GAZEBO | <input type="checkbox"/> SATELLITE DISH | <input type="checkbox"/> OTHER _____ |
| <input type="checkbox"/> DOCK | <input type="checkbox"/> PIER | <input type="checkbox"/> SHED ** Shed attachment form
must be included ** | |
| <input type="checkbox"/> DOG RUN | <input type="checkbox"/> PLAYHOUSE | | |

CONTRACTOR NAME (IF ANY) Rock County Fence & Deck

ADDRESS: 3245 Riverside Drive CITY, STATE, ZIP Beloit WI

PHONE: (608) 365-5022

Rich Dineley
SIGNATURE OF PROPERTY OWNER

FOR ECC USE ONLY

DATE CONSTRUCTION REJECTED _____
REASON FOR REJECTION _____

E.C.C. STAMP OF APPROVAL:



County variance must be granted before the cut permit is issued

CANDLEWICK LAKE ASSOCIATION
13400 HIGHWAY 76
POPLAR GROVE, IL 61065

TEL: 815-765-2827
FAX: 815-765-2809

VARIANCE APPLICATION

Date of Application 3-29-16

Unit 4 Lot 46 Address 420 Talladega Drive

Property Owner Name Rick & Alysia Diveley

Address 420 Talladega Drive

City Poplar Grove State IL Zip 61065

Phone (home) (815) 765-1953 (business) (815) 608-4610

Lot Dimensions (front) 46.69' (back) 111.15' (left) 147.39' (right) 146.75'

Type of Construction Deck

Location of Variance rear of house

Explanation of requested variance Build a 12x15 deck over rear yard setback line. House sits on rear setback line.

(use reverse side for additional information)

ECC Use Only

Variance Hearing Date _____

Variance Results _____



May 25, 2016

Boone County Planning Department
401 Whitney Blvd Suite 400
Belvidere IL 61008

Dear Sir:

I would like to request for a zoning variance for the property at 420 Talladga Drive SW, Poplar Grove Township.

The reason for my request of zoning variance is to install a deck at the required rear yard setback, 420 Talladga Drive SW, Poplar Grove Township.

Thank you for your consideration in this request.

Rick and Alysia Diveley

This deck will be replacing a balcony that is attached on the second level to sliding doors. This balcony is falling apart and needs to be replaced. We would like to replace it with a deck that include stairs to the lower level. ~~There is~~ This will give us a exit to the rear of the house otherwise we would have to go out the front of the house and around to the back or go downstairs to the basement to get to the back of the house.



Illustration intended to show general deck size and shape. Some Options selected may not be shown for picture clarity.

Estimated Price:

\$2,410.51

*Today's estimated price, future pricing may go up or down. Tax, labor, and delivery not included.

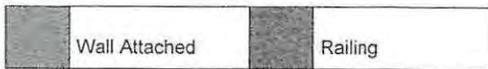
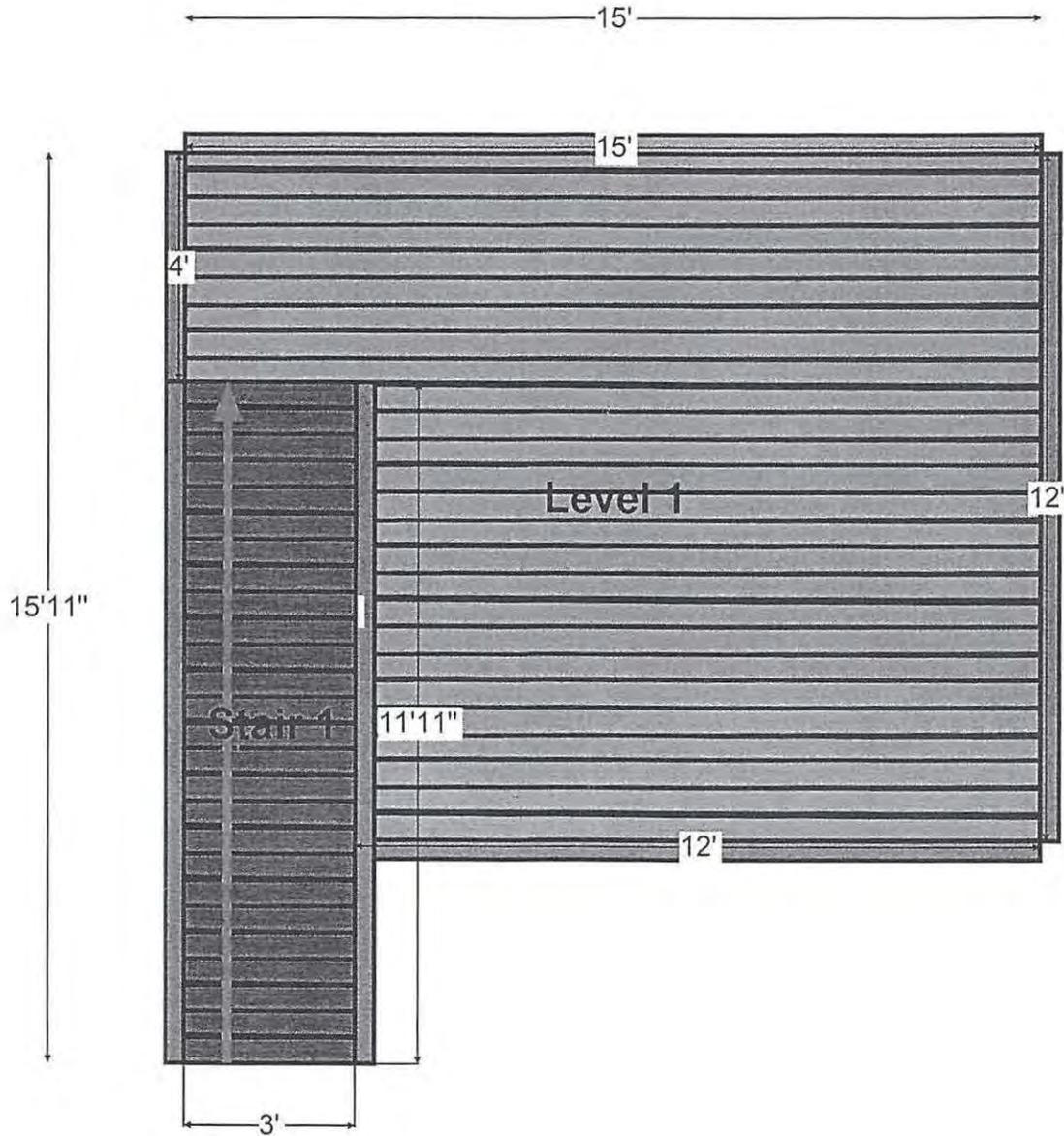
Base Price:

\$1,150.17

**The base price includes: 40 PSF deck live load, AC2 5/4x6 deck boards in horizontal direction, AC2 4x4 framing posts, precast concrete (1 bag) footing, AC2 joists and beams with two feet cantilever, galvanized framing fasteners and joists hangers, and premium deck board screws.

Final design should be performed by a registered professional engineer to ensure all applicable building codes and regulations are met.

This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions. MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF THE WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS.



Estimated Price:

\$2,410.51

*Today's estimated price, future pricing may go up or down. Tax, labor, and delivery not included.

Base Price:

\$1,150.17

**The base price includes: 40 PSF deck live load, AC2 5/4x6 deck boards in horizontal direction, AC2 4x4 framing posts, precast concrete (1 bag) footing, AC2 joists and beams with two feet cantilever, galvanized framing fasteners and joists hangers, and premium deck board screws.

Final design should be performed by a registered professional engineer to ensure all applicable building codes and regulations are met.

Level Information

Level 1 - 15' 0" Length X 12' 0" Width X 8' 0" Height, Standard Deck, 40 PSF Load Rating, Horizontal Decking Direction, 16" Joist Spacing

Framing Information

6X6 AC2 Framing Posts
null Footing
2X8 AC2 Joists
2X10 AC2 Beams
Solid Placement for Beam Positioning on Framing Posts
Beam and Joist Cantilever - 2 Feet



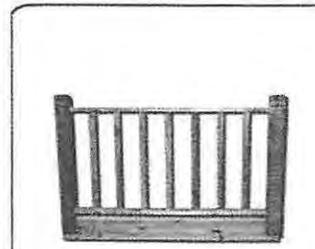
Deck Board Information

5/4X6 Cedar
Square Drive 2 1/2" Premium Gold Screws
No Cladding



Railing Information

Cedar Railing Type
36" Shaped Horizontal Handrail
2X2X36 Square End Spindles
4X4X48 Chamfer Post Railing Post, Joist Mounted
2X4 Cedar Hand Rail



Other Material Information

Galvanized Joist Hangers
Galvanized Framing Fasteners



Estimated Price:

\$2,410.51

*Today's estimated price, future pricing may go up or down. Tax, labor, and delivery not included.

Base Price:

\$1,150.17

**The base price includes: 40 PSF deck live load, AC2 5/4x6 deck boards in horizontal direction, AC2 4x4 framing posts, precast concrete (1 bag) footing, AC2 joists and beams with two feet cantilever, galvanized framing fasteners and joists hangers, and premium deck board screws.

Final design should be performed by a registered professional engineer to ensure all applicable building codes and regulations are met.

 Boone County
Soil & Water
Conservation District

211 N. Appleton Road
PO Box 218
Belvidere, IL 61008
815-544-2677 ext. 3
FAX 815-544-4281

June 6, 2016

SWCD NRI #: 1499

Dear Sir/Madam,

A request for a Natural Resource Information Report was submitted for the property listed in this letter. We will supply a written reply to you office as indicated below:

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

Location of Site: 420 Talladega Dr. SW Poplar Grove, IL 61065

PIN(S): 03-27-452-016

Contact:

Richard and Alysia Diveley

Phone: 815-505-4118

E-mail: chlngme1313@yahoo.com

Petitioner:

Richard and Alysia Diveley

Phone: 815-505-4118

E-mail: chlngme1313@yahoo.com

Owner:

Richard and Alysia Diveley

Phone: 815-505-4118

E-mail: chlngme1313@yahoo.com

Request: Variance for deck

Sincerely,



Jennifer Becker

Boone County Soil & Water

Conservation District

CC: Alysia Diveley



BOONE COUNTY HIGHWAY DEPARTMENT

9759 Illinois Route 76
Belvidere, Illinois 61008

RICHARD A. LUNDIN
COUNTY ENGINEER

OFFICE 815-544-2066
GARAGE 815-547-6142
FAX 815-544-8329
E-MAIL boonecohwy@comcast.net

June 9, 2016

MR. Ken Terrinoni, County Administrator
1212 Logan Avenue, Suite 102
Belvidere, IL 61008

RE: Case 10-2016; Diveley

Dear Mr. Terrinoni,

I have no comments on this zoning variance since it is located within a private community.

A handwritten signature in cursive script, appearing to read "Richard A. Lundin".

Richard Lundin
Boone County Engineer

**BOONE COUNTY
BUILDING DEPARTMENT**

**1212 Logan Ave. Suite 101 Belvidere, Illinois 61008
(815)544-6176
(815)-547-0906(fax)**

June 15, 2016

To: Ken Terrinoni
County Administrator

From: Drew Bliss
Senior Building Inspector

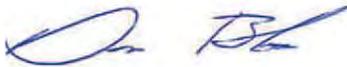
RE: 10-2016 – Diveley Zoning Variance (420 Talladega Drive SW)

Dear Mr. Terrinoni,

Our office has no objections to the variance request. Please notify the applicant that a building permit will be required if the case is approved.

If you have any further questions, please feel free to contact our department at (815) 544-6176.

Thank you,

A handwritten signature in blue ink, appearing to read 'Drew Bliss', is written over a horizontal line.

Drew Bliss
Senior Building Inspector
Boone County Building Department



Boone County
DEPARTMENT OF
PUBLIC HEALTH

1204 Logan Avenue ♦ Belvidere, Illinois 61008

Main Office: 815-544-2951 ♦ Clinic: 815-544-9780
Fax: 815-544-2050 www.boonehealth.org

The mission of the BCDPH is to protect and promote health in Boone County.

June 15, 2016

Ken Terrinoni
Boone County Planning Dept.
1212 Logan Ave.
Belvidere, IL 61008
Fax 815-547-3579

Re: 10-2016- Diveley Zoning Variance (420 Talladega Drive SW)

Dear Ken,

We are in receipt of the zoning variance request for the above referenced case.

The zoning issue in Candlewick is not public health related and the department has no position on it.

Thank you,

William L. Hatfield
Director of Environmental Health
skm

BOONE COUNTY PLANNING DEPARTMENT

1212 Logan Avenue, Suite 102 - Belvidere, Illinois 61008 PH (815) 547-4770 FAX (815) 547-3579

July 13, 2016

ADVISORY REPORT

CASE NO.: 12-2016 **APPLICANT:** Hicks (9201 Hill Road, Genoa)

REQUEST AND LOCATION:

The applicant, Brian Hicks, 9201 Hill Road, Genoa, Illinois 60135, is requesting a zoning variance to Sub-Section 3.3.5 (Lot development standards) of Section 3.3 (Agricultural Residence District (A-2)) of Chapter 3 (Districts and general provisions) of the Boone County, Illinois Zoning Ordinance to allow a thirty foot (30') front yard; and a twelve foot (12') rear yard) at the subject property, located at 9201 Hill Road, Genoa, Illinois 60135 in unincorporated Spring Township. This 1.13-acre property is legally described as:

NELY 1.13 ACS NW SW 9201 HILL RD as recorded in the Recorder's Office in Boone County, Illinois; situated in Boone County, Illinois (PIN: 08-34-300-002).

EXISTING LAND USE FOR SUBJECT AND ADJACENT PROPERTIES:

Subject property: Residential

Adjacent properties:

North, South, East and West: Agricultural/row crop production

CURRENT ZONING FOR SUBJECT AND ADJACENT PROPERTIES:

Subject property: A1 – Agricultural Preservation District

Adjacent properties:

North, South, East and West: A1 – Agricultural Preservation District

COMPREHENSIVE PLAN FOR SUBJECT AND ADJACENT PROPERTIES:

Subject property: Agricultural/Rural

North, South, East and West: Agricultural/Rural

BACKGROUND:

The subject property is located on Hill Road in Spring Township, southeast Boone County. The subject parcel (08-34-300-002) is owned by Brian Hicks. The applicant is requesting a zoning variance to Sub-Section 3.3.5 (Lot development standards) of Section 3.3 (Agricultural Residence District (A-2)) of Chapter 3 (Districts and general provisions) of the Boone County, Illinois Zoning Ordinance to allow a thirty foot (30') front yard; and a twelve foot (12') rear yard) at the subject property, located at 9201 Hill Road, Genoa, Illinois 60135 in unincorporated Spring Township. The purpose of the variance is to build an addition to his house, including an attached garage. This 1.13-acre property is legally described as:

NELY 1.13 ACS NW SW 9201 HILL RD as recorded in the Recorder's Office in Boone County, Illinois; situated in Boone County, Illinois (PIN: 08-34-300-002).

OTHER PLANNING CONSIDERATIONS:

The Boone County Soil and Water Conservation District states that an NRI report is not required.

The Boone County Engineer Richard A. Lundin reviewed the application and that since the new addition will not be closer to the road than the existing house, he does not object to the addition. He noted that the planned porch would be closer to the road than the existing house, but that, in his opinion, the porch is a temporary object. He stated that he approves of the request for the front yard setback variance with the condition that should at some future date the road would need to be widened and additional road right-of-way be needed, the deck may be required to be removed at the homeowner's expense. With that condition, Engineer Lundin stated that he does not object to the variance request.

The Boone County Building Department (Drew Bliss, Senior Building Inspector) reviewed the application and stated that he had no objections to the variance request and asked that the applicant be notified that a building permit will be required if the variance is granted.

The Boone County Health Department (Bill Hatfield) did not submit comments on this application.

TREND OF DEVELOPMENT:

The subject property is located in rural Boone County. The entire area zoned A1 – Agricultural Preservation District. Land use in the area is predominantly agriculture, and based on the future land use plans in the County's Comprehensive Plan, this trend of development is likely to continue.

COMPREHENSIVE PLAN:

The subject property is designated as "Agricultural/Rural" by the Boone County Comprehensive plan adopted November 10, 1999

FINDINGS OF FACT:

According to Section 2.8.5 of the Boone County Zoning Ordinance, a zoning variance shall not be granted unless the County Board finds the following facts:

1. **Required:** The particular physical surroundings, shape, topographical, or other on-site condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulation were carried out.

Finding: The subject property is bounded on all sides by agricultural land. In order to preserve agricultural operations in the area and allow Mr. Hicks to use the property fully, smaller front and rear yard setbacks are necessary. It is important to note that the proposed building will not be any closer to the front and rear lot lines than the house and detached yard are currently; however, an attached garage is considered part of the dwelling and therefore requires a larger rear yard.

2. **Required:** The conditions upon which the petition for a variation is based would not be applicable, generally, to other property within the same zoning classification.

Finding: The proposed building will not be any closer to the front and rear lot lines than the house and detached yard are currently; however, an attached garage is considered part of the dwelling and therefore requires a larger rear yard.

3. **Required:** The purpose of the variation is not based exclusively upon a desire to make more money out of the property.

Finding: The owner is seeking the variance in order to enlarge the dwelling and attach the garage, which is common practice for residential dwellings.

4. **Required:** The owner of the property has not created the alleged difficulty or hardship.

Finding: The lot was subdivided and lot lines determined prior to the applicant's ownership of the property.

5. **Required:** The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

Finding: The variation and subsequent use of the property are in keeping with the current use of the subject property and surrounding properties and will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

6. **Required:** The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood or adversely affect the health, morals, or general welfare of the public.

Finding: The proposed variation and planned use as proposed by the owner will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood or adversely affect the health, morals, or general welfare of the public. The property will still contain a single family residential dwelling, so the primary use will remain unchanged.

7. **Required:** That the potential public benefits of the variation outweigh any potential adverse impacts of the variation after taking into consideration the applicant's proposal and any requirement recommended by the applicant to ameliorate such impacts.

Finding: The granting of this variance has no foreseeable adverse impacts. The property is situated amongst primarily agricultural land and no additional traffic, noise, or other impacts are anticipated.

SUMMARY OF FINDINGS:

Mr. Hicks' property is "landlocked" by agricultural property. It is situated in an Agricultural Preservation Area. Given that, the positive impact of retaining agricultural land (rather than enlarging this lot) outweighs any potential negative impact of granting this variance. Granting this variance request will alleviate this particular hardship with no anticipated adverse public impacts.

RECOMMENDATION:

Planning staff recommends the approval of case number 12-2016 because it meets the requirements of Section 2.8.5 of the Boone County Zoning Ordinance, which state that a zoning variance shall not be granted unless the County Board finds facts in the seven categories listed above.

Submitted by:



Shelly R. Dunham, AICP
Interim Planner

ZONING BOARD OF APPEALS/COUNTY BOARD ACTION

After the holding of the public hearing, the Zoning Board of Appeals shall make and forward findings of fact as to the compliance of the proposed variance with the standards and give a recommendation to the County Board. The Zoning Board of Appeals may recommend and the County Board may impose conditions as necessary to secure compliance with the standards. The County Board shall review the findings and recommendation and may accept or reject the findings and recommendation of the Zoning Board of Appeals in whole or in part; or the County Board may refer the matter back to the Zoning Board of Appeals for further consideration; or, in the case of rejecting the Zoning Board's recommendation and findings, the County Board may grant or deny the special use request.

APPLICATION FOR VARIANCE

BELVIDERE - BOONE COUNTY PLANNING DEPARTMENT

Belvidere City Hall
401 Whitney Blvd. Suite 400
Belvidere, Illinois 61008

FOR OFFICE USE ONLY

Case Number 12-2016
Filing Date 6-21-16
Zone District A-2

Belvidere
PZC Date _____

Boone County
ZBA Date 7/26/16

PLEASE PRINT IN BLACK INK OR TYPE

1) The address or general location of the property for which this application is filed is:

9201 Hill rd Genoa IL 60135

and its Parcel Identification Number is: 09-34-300-002

and the legal description for the subject property is: Lot _____, Block _____,
Tract _____, Subdivision Name _____

(NOTE - If there is no lot, block, or tract, then attach a legal boundary description hereto.)

2) Applicant Name: Brian Hicks

Mailing Address: 9234 Hill rd
Genoa, IL

Daytime Phone: 815-703-0000 Fax: _____ Zip: 60135
Email: allprotruck@msn.com

3) Property Owner Name: Brian Hicks

Mailing Address: SAME

Daytime Phone: _____ Fax: _____ Zip: _____

4) Attorney Name: _____

Mailing Address: _____ Zip: _____

Daytime Phone: _____ Fax: _____

5) Project Manager: In order to reduce confusion, planning staff requests one contact person be designated to discuss issues concerning this petition.

Name: Brian Hicks

Mailing Address: _____ Zip: _____

Daytime Phone: _____ Fax: _____ Email: _____

8) Describe how this variation is the minimum variation that will make possible the reasonable use of the land, structure, or buildings in question.

9) What characteristics of your property prevent it from being used in a reasonable manner?

Too narrow _____	Elevation _____	Soil _____
Too small _____	Slope _____	Subsurface _____
Too shallow <input checked="" type="checkbox"/>	Shape _____	Other _____

10) Describe the items checked, giving dimensions where appropriate and how the characteristics are different than other properties in the district.

11) In what way do the above site conditions prevent any reasonable use, commonly enjoyed by owners of other properties in the same zoning district?

The addition to existing house will not change the use for the properties that surround it

12) To the best of your knowledge, can you affirm that the hardship described above was not created by an action of anyone having an interest in the property after the Zoning Ordinance or applicable part thereof became law? Yes No ____ If "No", explain why the hardship should not be regarded as self-imposed (self-imposed hardships are not entitled to variations).

13) Are the conditions on your property the result of other manmade changes, such as the relocation of a road or highway? If so, describe.

NA

14) Will granting the variation requested give the applicant any special privilege that is denied by the Zoning Ordinance to owners of other lands, structures, or buildings in the same district? Explain your answer.

NO

17) SUPPORTING INFORMATION: Attach a site plan drawn to scale showing lot dimensions, the size and locations of existing buildings, the locations and dimensions of proposed buildings or alterations, and any natural or topographic peculiarities of the property in question.

Also include a detailed written statement relative to the above listed requirements, fully explaining your proposal and any measures to mitigate negative affects of your proposal on neighboring properties.

Incomplete applications will be returned to the applicant after sixty (60) days.

Natural Resources Information: Pursuant to state law, a copy of this completed application must be provided to the Boone County Soil and Water Conservation District (SWCD). They are located at 211 N. Appleton Road, P.O. Box 218, Belvidere, and may be contacted at (815) 544-2677. Their business hours are Monday through Friday 8:00 a.m. to 4:30 p.m. An application fee is required. The SWCD has thirty (30) days to respond and provide their Natural Resource Information (NRI) Report to the Planning Office. **The SWCD must send a report to the Planning Department for your application to proceed.**

DECLARATION

I, the applicant, of the above legally described property on which the variance is proposed, have provided answers to the questions herein that are true to the best of my knowledge. I have been granted permission by the property owner(s) of the above legally described property to apply for a variance on said property.

By virtue of my application for a variance, I do hereby declare that the appropriate appointed and elected officials who are responsible for the review of my application are given permission to visit and inspect the property proposed for variance in order to determine the suitability of the request.

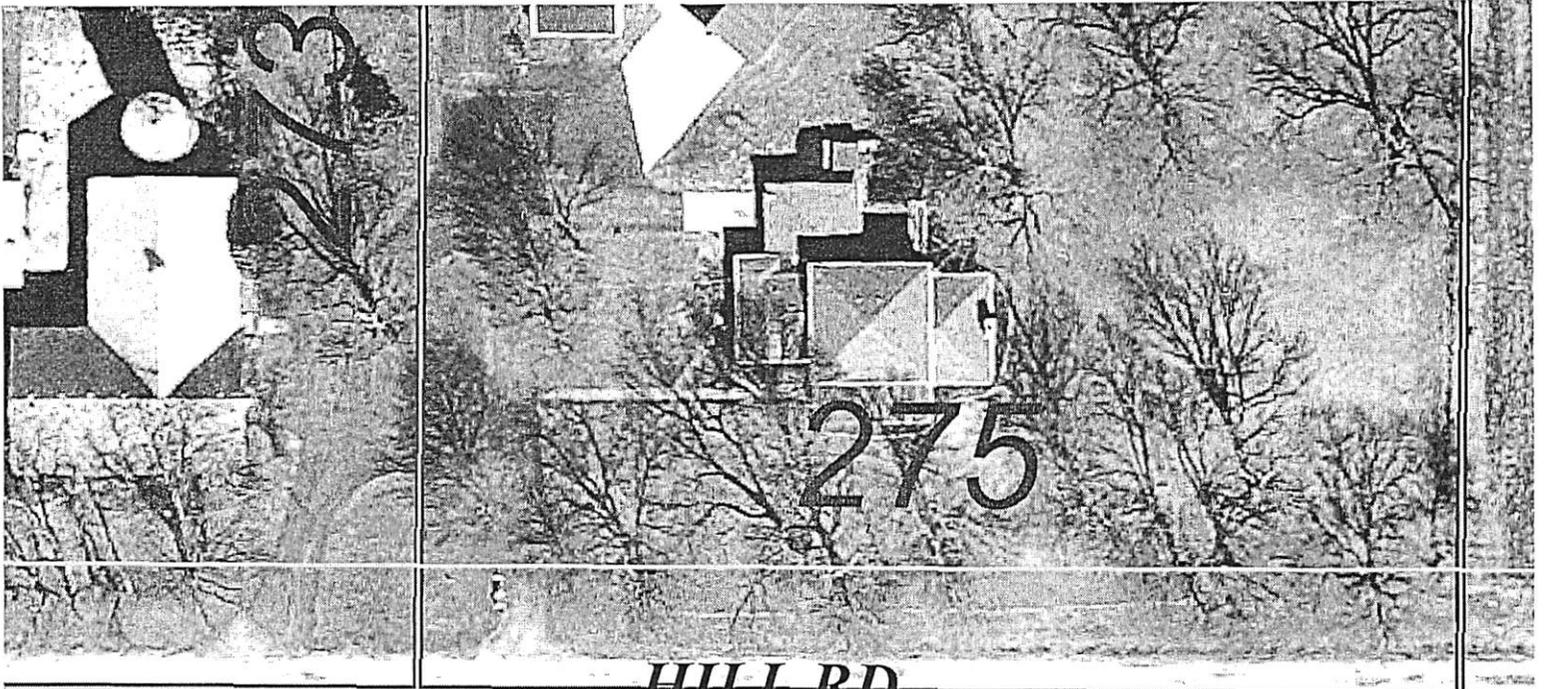
Applicant Signature:  Date Signed: 6-21-2016

Owner(s) Signature:  Date Signed: 6-21-2016

Date Signed: _____

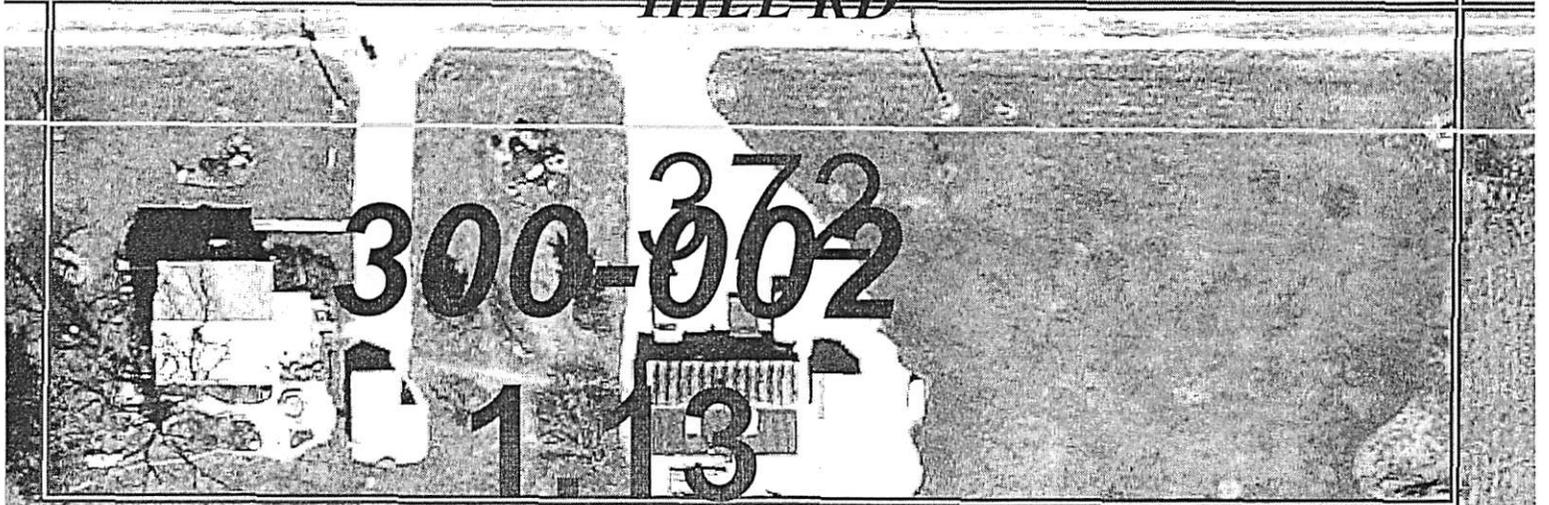
STAFF SIGNATURE:  Date Signed: 6-21-16

Filing Fee - Amount Paid: \$350.00 Check Number: 7825



275

HILL RD



300-002

1-13

Boone County, Illinois - Office of County Building and Zoning Department
APPLICATION FOR BUILDING AND USE PERMIT

DATE APPLICATION SUBMITTED _____

APPLICATION IS MADE HEREBY FOR PERMISSION FOR THE

ERECTION OF)
 ADDITION TO) _____
 ALTERATION OF)

ZONING CLASSIFICATION _____	TYPE OF BLDG _____	PARCEL NO _____
SQ. FT. HOUSE <u>570</u>	TYPE OF FOUNDATION _____	FEES: APPLICATION _____
SQ. FT. GARAGE <u>580</u>	TYPE OF ROOFING _____	ZONING _____
TOTAL SQ. FT. <u>1510</u>	EXTERIOR FINISH _____	BUILDING _____
NUMBER OF BEDROOMS <u>NONE</u>	TYPE OF HEAT _____	INSULATION _____
DECK VALUE <u>360</u>	FUEL? _____	PLUMBING _____
		ELECTRICAL _____
		HVAC _____
TOTAL STATED VALUE OF CONSTRUCTION <u>100,000.00</u>	A/C _____	OTHER _____
		TOTAL _____

SEE REVERSE SIDE FOR SITE PLAN REQUIREMENTS

LOCATION/ADDRESS:

NOTES:

This lot is () is not () included in any part of an A Zone under Section 17 (Flood Hazard Areas).

If this lot is located in an A Zone, certification from a registered professional engineer or architect is attached to this permit to show that the lowest floor, including basement is elevated to one (1) foot above the Base Flood Elevation.

You MUST call for Building / Mechanical Inspections at (815) 544-6176 as follows:

- | | |
|--|---|
| (1) When footing is ready, but before pouring concrete | (3) Before insulating building, but after electric and plumbing are roughed in, and approved. |
| (2) When walls are coated and drain tile is in place, but before backfill. | (4) Insulation |
| | (5) Final Inspection prior to Occupancy |

For all Electrical Questions / Inspections call Phil Long at 815-547-8669
 For all Plumbing Questions / Inspections call Gunnar Berglund at 815-737-8622

OWNER Brian Hicks Phone 815-707-0000
 Address 9201 Hill rd City Genoa ZIP 60135
 GENERAL CONTRACTOR Haas Construction Phone 815-243-3050
 Address _____ City Rockford ZIP _____
 ELECTRICIAN _____ License # _____ Phone _____
 PLUMBER _____ License # _____ Phone _____
 Contractor's Registration # _____
 MECHANICAL CONTRACTOR _____ Phone _____

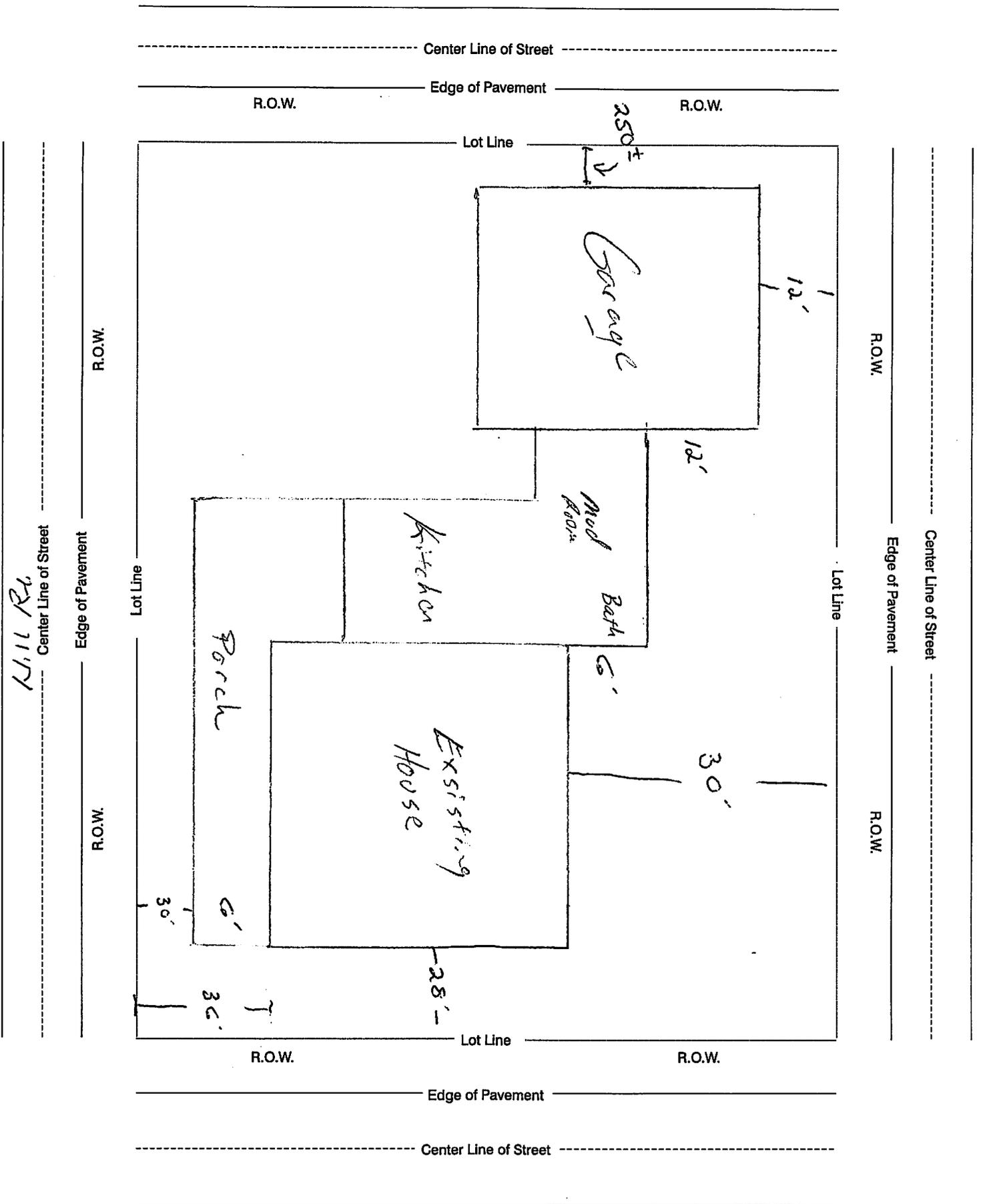
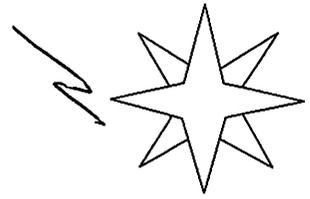
In consideration of the issuance of this permit, the applicant shall receive approval of the highway authority for the type size of roadway entrance. In consideration of the issuance of said permit, I agree that, in the erection and use of the structure covered by said permit, I will conform to the regulations set forth in the Boone County Zoning Ordinance, Boone County Health Ordinance and in the Boone County Building Ordinance, and I also agree that all work performed under said permit will be in accordance with the plans and plot diagram which accompanies this application, except for such changes as may be authorized by the Building Officer, and that I will use the building only for the purpose of _____

Print Name Brian Hicks
 Signature Brian Hicks
OWNER OR AUTHORIZED AGENT

SITE PLAN (Not to Scale)

Directions:

1. Show dimensions of all lot lines and approximate lot shape.
2. Indicate north point and the name of street/road.
3. Show locations of all existing buildings in reference to lot lines.
4. Show location of intended improvement. Label dimensions of building and distance to all lot lines
5. Locate septic tank and septic field lines.



**BOONE COUNTY
BUILDING DEPARTMENT**

**1212 Logan Ave. Suite 101 Belvidere, Illinois 61008
(815)544-6176
(815)-547-0906(fax)**

July 19, 2016

To: Ken Terrinoni
County Administrator

From: Drew Bliss
Senior Building Inspector

RE: 12-2016; Hicks, 9201 Hill Rd, Genoa, Illinois

Dear Mr. Terrinoni,

Our office has no objections to the variance request. Please notify the applicant that a building permit will be required if the variance is approved.

If you have any further questions, please feel free to contact our department at (815) 544-6176.

Thank you,



Drew Bliss
Senior Building Inspector
Boone County Building Department



BOONE COUNTY HIGHWAY DEPARTMENT

9759 Illinois Route 76
Belvidere, Illinois 61008

RICHARD A. LUNDIN
COUNTY ENGINEER

OFFICE 815-544-2066
GARAGE 815-547-6142
FAX 815-544-8329
E-MAIL boonecohwy@comcast.net

July 14, 2016

Mr. Ken Terrinoni, County Administrator
1212 Logan Avenue, Suite 102
Belvidere, Illinois 61008

RE: Zoning Variance Case 12-2016; Hicks

Dear Mr. Terrinoni,

I have reviewed the variance request for the above captioned case. The new addition will not be closer to the road than the existing house so I do not object to the addition.

The porch will be closer to the road than the existing house. The porch is considered a temporary object in my opinion. I would approve the request for the front yard setback variance with the condition that should at some future date the road needed to be widened and additional road right-of-way be needed the deck may be required to be removed at the home owners expense. If that is acceptable I do not object to the variance request.

Richard A. Lundin
Boone County Engineer



Boone County
Soil & Water
Conservation District

211 N. Appleton Road
PO Box 218
Belvidere, IL 61008
815-544-2677 ext. 3
FAX 815-544-4281

June 16, 2016

SWCD NRI #: 1503

Dear Sir/Madam,

A request for a Natural Resource Information Report was submitted for the property listed in this letter. We will supply a written reply to you office as indicated below:

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

Location of Site: 9201 Hill Rd. Genoa, Illinois 60135

PIN(S): 08-34-300-002

Contact:

Brian Hicks

Phone: 815-703-0000

E-Mail: allprotruck@msn.com

Petitioner:

Brian Hicks

Phone: 815-703-0000

E-Mail: allprotruck@msn.com

Owner:

Brian Hicks

Phone: 815-703-0000

E-Mail: allprotruck@msn.com

Request: Variance for addition

Sincerely,

Jennifer Becker

Boone County Soil & Water

Conservation District

CC: Brian Hicks

BOONE COUNTY PLANNING DEPARTMENT

1212 Logan Avenue, Suite 102 - Belvidere, Illinois 61008 PH (815) 547-4770 FAX (815) 547-3579

July 13, 2016

ADVISORY REPORT

CASE NO.: 13-2016

APPLICANT: Haas (3204 US Route 20, Belvidere)

REQUEST AND LOCATION:

The applicant, James Haas, 4607 Manheim Road, Rockford, Illinois 61108, is requesting a Special Use Permit under Sub-Section 3.14.5 (Special uses) of Section 3.14 (US Highway 20 Corridor) of Chapter 3 (Districts and general provisions) of the Boone County, Illinois Zoning Ordinance to conduct automobile sales at the subject property, located at 3204 US Route 20, Belvidere, Illinois 61008 in unincorporated Belvidere Township. This 1.65-acre property is legally described as:

PT SW NW-BEG SE COR N 266.46' W 328.75 S 266.46' E 328.75' TO POB (EX PT FOR AS IN 99-7094) as recorded in the Recorder's Office in Boone County, Illinois; situated in Boone County, Illinois (PIN: 05-22-100-017).

EXISTING LAND USE FOR SUBJECT AND ADJACENT PROPERTIES:

Subject property: Commercial

Adjacent properties:

North, East and West: Agriculture

South: Residential

CURRENT ZONING FOR SUBJECT AND ADJACENT PROPERTIES:

Subject property: B2 – General Business District

Adjacent properties:

North and West: B2 – General Business District

East: A1 – Agricultural Preservation District

South: A1 – Agricultural Preservation District, R1 – Single Family Residence District

COMPREHENSIVE PLAN FOR SUBJECT AND ADJACENT PROPERTIES:

Subject property: Planned Business

North and East: Planned Business

South: Mixed Residential

West: Institutional

BACKGROUND:

The subject property is located on US Route 20 in unincorporated Belvidere Township, Boone County. The subject parcel is owned by James Haas. The applicant is requesting a Special Use Permit under Sub-Section 3.14.5 (Special uses) of Section 3.14 (US Highway 20 Corridor) of Chapter 3 (Districts and general provisions) of the Boone

County, Illinois Zoning Ordinance to conduct automobile sales at the subject property, located at 3204 US Route 20, Belvidere, Illinois.

The property is located within Boone County's US Highway 20 Corridor Overlay District (US20).

OTHER PLANNING CONSIDERATIONS:

The Boone County Soil and Water Conservation District states that an NRI report is not required.

The Boone County Engineer Richard A. Lundin reviewed the application and stated that he had no comments on the access issue since US Business Route 20 is a State Highway and they control access permitting on that highway. He stated that storm water detention will not be required as long as no additional impervious area is added to the lot. Should additional expansion of the parking area or other impervious expansion occur, then the owner would be required to install a storm water detention facility.

The Boone County Building Department (Drew Bliss, Senior Building Inspector) reviewed the application and stated that he had no objections to the special use request, and that if the case is approved, a building permit will be required for any additions, remodeling or signage.

The Boone County Health Department (Bill Hatfield) did not submit comments on this application.

TREND OF DEVELOPMENT:

The subject property is located in unincorporated Boone Township, Boone County, Illinois. The subject property and surrounding properties are all zoned A-1 Agriculture Preservation District. However, the Comprehensive Plan's Planned Land Use Map indicates single family residential, planned neighborhood, and residential neighborhood for the area.

COMPREHENSIVE PLAN:

The subject property is designated as "Planned Business" by the Boone County Comprehensive Plan. This map category encourages "high-quality indoor commercial, office and institutional land uses, with generous landscaping and limited signage".

FINDINGS OF FACT:

According to Section 2.7.3 of the Boone County Zoning Ordinance, a Special Use Permit shall not be granted unless the County Board finds the following facts:

1. **Required:** The proposed structure or use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of the public and will contribute to the general welfare of the neighborhood or community.

Finding: The proposed use includes automobile repair service; sales rooms; lots. This use is not entirely compatible with the future land use designation of "Planned Business" in the Boone County Comprehensive Plan in that car lots are not an "indoor commercial" use.

2. **Required:** The proposed structure or use will not have a substantial adverse effect upon the adjacent property, the character of the neighborhood, traffic conditions, utility facilities and other matters affecting the public health, safety and general welfare.

Finding: The character of the neighborhood will not be affected because the separate entrance will be done tastefully in design and will blend into the exterior design features of the home. No traffic conditions, utility facilities or other matters affecting the public health, safety and/or general welfare will be adversely affected by the separate entrance.

3. **Required:** The proposed structure or use will be designed, arranged and operated so as to permit the development and use of neighboring property in accordance with the applicable district regulations.

Finding: Automobile sales are a permitted use within the B2 zoning district, and are a special use within the US20 zoning overlay district. However, sales on an open lot are not compatible with the future land use plans for the area, which call for planned business for the subject property and properties to the north and east; mixed residential to the south; and institutional to the west.

4. **Required:** Such other standards and criteria as are established by the ordinance for a special use as set forth in section 2.7.4 and as applied to planned developments as set forth in section 2.10 shall apply to the property for as long as the special use permit is in effect.

Finding: No special conditions recommended by the Planning Department.

5. **Required:** That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the county board pursuant to the recommendations of the zoning board of appeals.

Finding: Special uses in the US Highway 20 Corridor Overlay District are subject to additional regulations as follows:

- A. Site plan. A scaled drawing (not greater than one inch equals 100 feet) showing location of all buildings, parking areas, signs, landscaping areas, access ways, and similar features.

The applicant has submitted a drawing depicting the location of buildings, parking area, landscaping areas, and access ways. However, the drawing was not to scale and did not depict the sign location(s) and type(s). A scale drawing will need to be submitted, reviewed, and approved prior to any special use going into effect.

- B. Landscaping. A minimum of 20 percent of the site shall be allocated to landscaping.

See comment in A above.

- C. Building design and construction requirements in the local business (B-1) and general business (B-2) districts. All buildings hereinafter constructed, expanded, remodeled or otherwise improved within these districts shall be designed in such a manner so that it provides a basic harmony with and does not detract from the overall attractiveness of surrounding development and shall be constructed of the following materials:
 - a. Brick.

- b. Concrete masonry. Units shall be those generally described by the National Concrete Masonry Association as "customized architectural concrete masonry units" or shall be broken faced brick type units with marble aggregate or split face or broke off concrete block. There shall be no exposed concrete block on the exterior of any building. Any concrete masonry units that have a gray cement color shall be coated.
 - c. Concrete. May be poured -in-place, tilt-up, or precast. Poured-in-place and tilt-up walls shall have a finish of stone, a texture or a coating. Textured finish, except in special cases, shall be coated. Precast units that are not uniform in color shall be coated. Coating shall be an approved cementitious or epoxy type with a ten-year minimum life expectancy.
 - d. Natural stone.
 - e. Other materials approved by the zoning administrator.
 - f. Metal panels. May be used only to accentuate or as a finish material within these districts. Any metal panel proposed for use within these districts as a finish material or to accentuate building shall be entirely coated with a colorfast, abrasion, and corrosion resistant, long life (minimum of 20 years) finish that is resistant to chemicals, withstands temperature extremes, and has a low permeability. Any material utilized to attach the metal panels to the building shall be concealed or the utilization of shadow panels or semi-concealed fastener panels with fasteners painted to match the panels shall be required.
- D. *Mechanical equipment.* All mechanical equipment, including roof mounted, shall be integrated into the design of the structure to the extent possible, enclosed or screened as part of the overall architectural design.
 - E. *Screening of outdoor storage.* All materials, equipment, and receptacles and containers for refuse and recyclables shall be stored within a building or fully screened so as not to be visible from adjoining properties, and be located in the side or rear yard, except for construction and landscaping materials currently being used or intended for use on the premises within six months. Said screening shall be with materials identical to those used on the principal building exterior.
 - F. *Trademark architecture.* Trademark architecture shall not be permitted, unless approved by the zoning administrator.
 - G. *Signs.* Plans showing the nature and extent of proposed signing for the development shall be reviewed similarly and in conjunction with the architectural plan. In the case of any project involving multiple owners or uses, a coordinated overall signing plan will be required. Freestanding signs shall be monument style and not exceed ten feet in height.
 - H. *Lot size.* As specified in the underlying district.
 - I. *Lot development standards.* As specified in the underlying district.
 - J. *Parking requirements.* Parking areas shall not be placed within a required front yard. Other regulations as specified in the underlying district.
6. **Required:** That the potential public benefits of the special use outweigh any potential adverse impacts of the special use after taking into consideration the applicant's proposal and any requirement recommended by the applicant to ameliorate such impacts.

Finding: The special use could potentially pose adverse impacts to planned future development trends, as it is incompatible with the Comprehensive Plan's future land use plans for the property and area.

SUMMARY OF FINDINGS:

13-2016 (Haas – 3204 US Route 20, Belvidere)

The applicant is proposing automobile sales as a special use in the US Highway 20 Corridor Overlay District (B2 General Business District underlying). The proposed use is permitted in the underlying district and a special use in the overlay district. However, the proposed use is not compatible with future land use plans for the property and area.

RECOMMENDATION:

Planning staff recommends that any approval of this special use permit be made with a time limit so that the County may re-evaluate land use trends in the area periodically to help alleviate any potential adverse impacts.

Submitted by:

A handwritten signature in blue ink, appearing to read "Shelly R. Dunham".

Shelly R. Dunham, AICP
Interim Planner

Recd. 6/28/16
Jm

rev.3.3.10

APPLICATION FOR SPECIAL USE

BELVIDERE - BOONE COUNTY PLANNING DEPARTMENT

**Belvidere City Hall
401 Whitney Blvd., Suite 400
Belvidere, Illinois 61008**

FOR OFFICE USE ONLY	Belvidere	Boone County
Case Number _____	PZC Date _____	ZBA Date _____
Filing Date <u>6-28-16</u>	CC Date _____	PZB Date _____
Zone District _____	CC Date _____	CB Date _____

If this application is approved, it is understood that it shall only authorize the special use described in the application with any conditions placed on the special use per the governing body. If the conditions are not met and/or the use is not established (or substantially underway) within one (1) year from the date of approval, the special use shall be null and void.

PLEASE PRINT IN BLACK INK OR TYPE

1) The address or general location of the property for which this application is filed is:
3204 U. S. Route 20, Belvidere, IL 61008

_____ and its

Parcel Identification Number is: 05-22-100-017

and the legal description for the subject property is: **Lot** _____ **Block** _____

Tract _____ **Subdivision Name** _____

(NOTE - If there is no lot, block, or tract, then attach a legal boundary description hereto.)

2) **Applicant Name:** James A. Haas

Mailing Address: 4607 Manheim Road

Rockford, IL 61108

Daytime Phone: 815-509-0304 Fax: _____ Email: jameshaas@hotmail.com

3) **Property Owner Name:** James A. Haas

Mailing Address: 4607 Manheim Road, Rockford, IL 61108

Daytime Phone: 815-509-0304 Fax: _____ Email: same

4) **Attorney Name:** Natalie Hyser Barber, Tobin & Ramon

Mailing Address: 530 South State Street, #200

Belvidere, IL 61008

Daytime Phone: (815) 544-0316 Fax: (815) 544-4398 Email: natalie@tobinramon.com

5) **Project Manager:** In order to reduce confusion, planning staff requests one contact person be designated to discuss issues concerning this petition:

Name: Natalie Hyser Barber
 Mailing Address: 530 South State Street, Suite 200
Belvidere, IL 61008
 Daytime Phone: 815-544-0316 Fax: 815-544-4398 Email: natalie@tobinramon.com

6) Describe the current use of the subject property: banking credit union

7) List the Special Use, as specified within the appendix of the Zoning Ordinance, that you are seeking the approval of and describe the proposed use of the subject property in detail:

Route 20 overlay for the special use of selling used automobile sales

8) Total number of acres the Special Use will occupy: 1.6503 acres

9) **LIST THE OWNERS OF RECORD:** . **Boone County applicants** shall list the owner of record for all properties located adjacent to and across the street or alley from the perimeter of the subject property. **City of Belvidere applicants** shall list the owner of record for all properties located 250 feet from the perimeter of the subject property (exclusive of public right-of-ways). This information is found at the Supervisor of Assessments Office, 1208 Logan Ave. or the Planning Office. Verifying the accuracy of information is the responsibility of the applicant (use additional pages if necessary).

PIN #	Name/Trust No.	Street	City	Zip
05-22-100-015	Susan G. Simon Trustee	P. O. Box 123	Belvidere	61008
05-22-100-016	Simon Trust 06			
05-22-100-013	Funderburg Farms, Inc.	600 S. State St.	Belvidere	61008
05-22-300-002	Belvidere Nat'l Bank Tr. 1249	P. O. Box 560	Belvidere	61008
05-22-300-003	Bonita Wainscott as Trustee	3209 U.S. Route 20	Belvidere	61008
05-22-300-004	Rolf Trust 1			
05-22-300-017	Susan Frost Trust 2002	11711 Tyson Drive	Rockford	61114
05-22-300-018	Lendman Properties LLC	4926 Walnut Grove	Poplar Grove	61065

10) SUPPORTING INFORMATION: Attach a vicinity map and a site plan drawn to scale regarding your proposal. Illustrate any existing buildings and proposed buildings, parking and loading areas, traffic access and circulation drives, open space, landscaping, utilities, signs, refuse and service areas, and dimensions of setbacks and yard areas, as they apply to this application and as may be required by the Zoning Ordinance. Also include a detailed written statement relative to the above listed requirements, fully explaining your proposal and any measures to mitigate negative affects of your proposal on neighboring properties.

Incomplete applications will be returned to the applicant after sixty (60) days.

Natural Resource information: Pursuant to state law, a copy of this application is to be provided to the Boone County Soil and Water Conservation District (SWCD). The SWCD is located at 211 N. Appleton Road, P.O. Box 218, Belvidere, and may be contacted at (815) 544-2677. Their business hours are Monday thru Friday 8:00 a.m. to 4:30 p.m. An application fee is required. The SWCD has thirty (30) days to respond and provide their Natural Resource Information (NRI) Report to the Planning Office. **The SWCD must send a report to the Planning Department for your application to proceed.**

NOTE: The "Endangered Species Act" entitles the Illinois Department of Natural Resources (IDNR) to review all special use permit applications for their impact on endangered or protected species. Illinois law allows thirty (30) days for their response. The applicant is responsible for contacting the IDNR, via the EcoCAT website at DNR.EcoCAT@illinois.gov.

The "National Historic Preservation Act" entitles the Illinois Historic Preservation Agency to review all special use permit applications for their impact on cultural or historical resources if the proposed development involves State or Federal funding. Illinois law allows thirty (30) days for their response. The applicant is responsible for contacting the Illinois Historic Preservation Agency at (1-217-782-4836).

DECLARATION:

I, the applicant, of the above legally described property on which the special use is proposed, has provided answers to the questions given herein that are true to the best of my knowledge. I have been granted permission by the property owner(s) of the above legally described property to apply for a special use on said property.

By virtue of my application for a special use, I do hereby declare that the appropriate appointed and elected officials responsible for the review of my application are given permission to visit and inspect the property proposed for a special use in order to determine the suitability of the request.

Applicant Signature:	<u>Natasha SuperBak</u>	Date Signed:	<u>6-28-16</u>
Owner(s) Signature:	<u>Natasha SuperBak</u>	Date Signed:	<u>6-28-16</u>
		Date Signed:	_____
STAFF SIGNATURE:	<u>[Signature]</u>	Date Signed:	<u>6-28-16</u>
Filing Fee - Amount Paid:	<u>\$ 500.00</u>	Check Number:	<u>061085</u>

FILING PROCEDURE

- A. Submit this form and supporting information accompanied by an application fee (make checks payable to the **Boone County Treasurer**). See the attached fee schedule.
- B. Submit application and supporting information with fee to the Boone County Soil and Water Conservation District.
- C. Selection of newspaper publication. See the attached newspaper selection sheet.
- D. City of Belvidere Applicants must appear before the Belvidere Planning and Zoning Commission, Building, Planning and Zoning Committee and the Belvidere City Council.

Boone County Applicants must appear before the Boone County Regional Planning Commission, Boone County Zoning Board of Appeals, Planning, Zoning and Building Committee, and the Boone County Board. Boone County applicants must appear before the Joint Planning Commission rather than the County Commission if their property is located within 1.5 miles of Belvidere.

NARRATIVE

The applicant, James A. Haas ("Applicant") is the owner of record for 3204 U.S. Route 20, Belvidere, IL 61008 (PIN: 05-22-100-017) which is 1.6503 acres (the "Subject Property"). The Applicant currently resides at 4607 Manheim Road, Rockford, IL 61108. The previous owners used the Subject Property to run a banking credit union. The Applicant plans to use the Subject Property to run a pre-owned automobile dealership.

Permitted Uses

The Subject Property is zoned B2 (General Business District). Section 3.16.1.G of the Boone County Zoning Code lists "Automobile repair service" and "Automotive services, including, automobile service stations, mobile home or trailer sales, and sales rooms or lots" as permitted uses within the B2 zoning district. The Applicant anticipates the following uses: Automobile repair service; sales rooms; lots.

US Highway 20 Corridor Overlay District (US20)

The Subject Property lies within 1/4 mile of the US Highway 20/Business Route 20/unincorporated Boone County and is therefore included within the US Highway 20 Corridor Overlay District ("US20 Overlay District").

The Applicant will comply with the Development Standards described in Section 3.14.6 of the Boone County Zoning Code in the following manner:

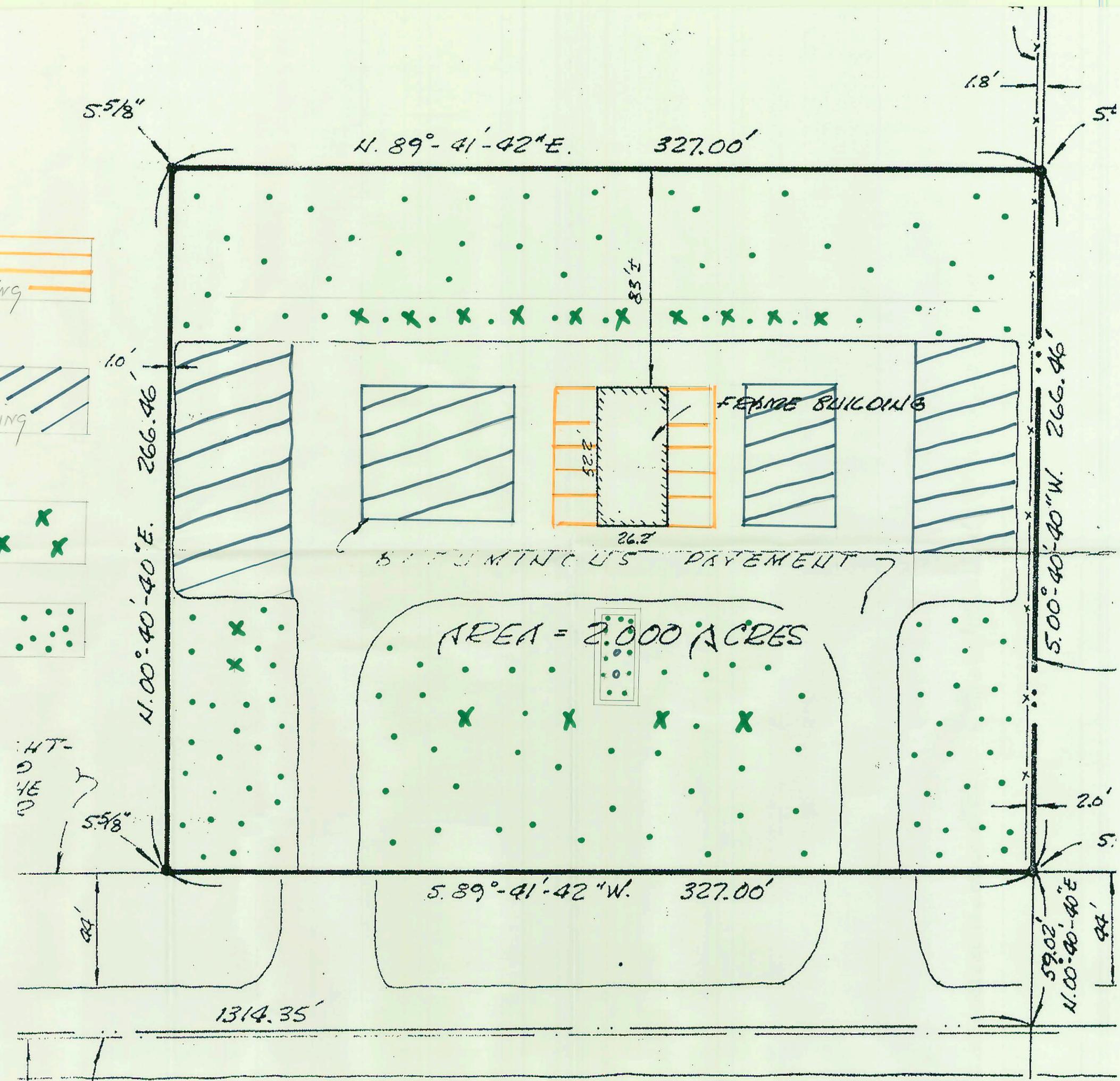
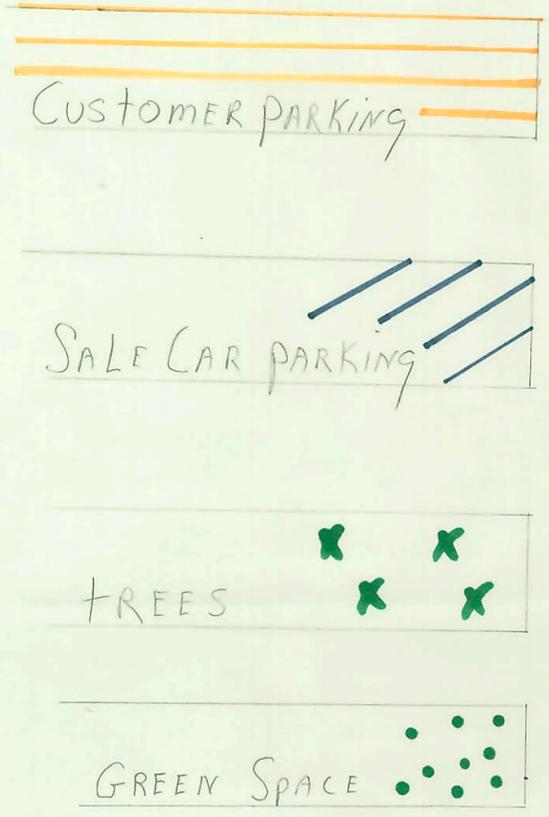
1. The Applicant will submit a scaled drawing (not greater than one inch equals one hundred feet) showing the location of all buildings, parking areas, signs, landscaping areas, access ways, and similar features.
2. A minimum of 20% of the site shall be allocated to landscaping.
3. ***If Applicant improves the building***, the building shall be constructed/remodeled of either one or a combination of - brick, concrete masonry, concrete, natural stone, or metal panels. The Applicant will refer to Section 3.14.6.C.2 and comply with the specifications for the listed building materials.
4. All mechanical equipment, including roof mounted, shall be integrated into the design of the structure to the extent possible, enclosed or screened as part of the overall architectural design.
5. Any freestanding signs shall be monument style and not exceed 10 feet in height.
6. All materials, equipment, and receptacles and containers for refuse and recyclables shall be stored within a building or fully screened so as not to be visible from adjoining properties, and be located in the side or rear yard, except for construction and landscaping materials currently being used or intended for use on the premises within 6 months. ***If Applicant improves/builds a screening***, said screening shall be constructed/remodeled with materials identical to those used on the principal building exterior.
7. The Applicant purchased the Subject Property this year with an overall lot size of

71,887.068 square feet, and the Applicant does not have plans to change the lot size.

8. If Applicant develops the lot, Applicant will comply with Section 3.10.5 Lot Development Standards of the Boone County Zoning Code.
9. The Applicant will not place a parking area within a required front yard. The Applicant will design parking to comply with Section 5.5 of the Boone County Zoning Code.

The Applicant will make every effort to facilitate an attractive overall design so that it is homogenous with the area and does not detract from the overall aesthetics of the surrounding development. To that end, the Applicant is requesting the above-mentioned permitted use(s) under the US20 Overlay District. The Applicant is flexible and is willing to diligently work with staff on further and final details to the satisfaction of staff.

The Applicant's use of the Subject Property will not have a substantial adverse effect upon the surrounding and adjacent properties nor the character of the neighborhood, traffic conditions, utility facilities or other matters affecting public health, safety and general welfare because the use fits within the general character of the US20 Overlay District and underlying zoning district. The Applicant will operate his pre-owned automobile dealership in a way that conforms to the current direction of development and use of the area in accordance with the applicable regulations. The public benefits outweigh any potential adverse impacts.



OF PROPERTY DESCRIBED AS:

Part of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-two (22), Township Forty-four (44) North, Range Three (3) East of the Third (3rd) Principal Meridian, bounded and described as follows, to-wit: Commencing at the Southwest corner of the Northwest Quarter of said Section; thence North 89°-33'-03" East, along the South line of the Northwest Quarter of said Section, 1314.35 feet to the Southeast corner of the Southwest Quarter of the Northwest Quarter of said Section; thence North 00°-40'-40" East, along the East line of the Southwest Quarter of the Northwest Quarter of said Section, 59.02 feet to the North Right-Of-Way line of U.S. Business Route 20 as now laid out and located (said point being in the North line of premises acquired by the State of Illinois by Condemnation proceedings in the Circuit Court of Boone County, Illinois, under Gen. No. 15465) and to the point of beginning for the following described tract; thence South 89°-41'-42" West, along the North Right-Of-Way line of U.S. Business Route 20 as aforesaid, 327.00 feet; thence North 00°-40'-40" East, parallel with the East line of the Southwest Quarter of the Northwest Quarter of said Section, 266.46 feet; thence North 89°-41'-42" East, parallel with the North Right-Of-Way line of U.S. Business Route 20 as aforesaid, 327.00 feet to the East line of the Southwest Quarter of the Northwest Quarter of said Section; thence South 00°-40'-40" West, along the East line of the Southwest Quarter of the Northwest Quarter of said Section, 266.46 feet to the point of beginning. Situated in the County of Boone and the State of Illinois.

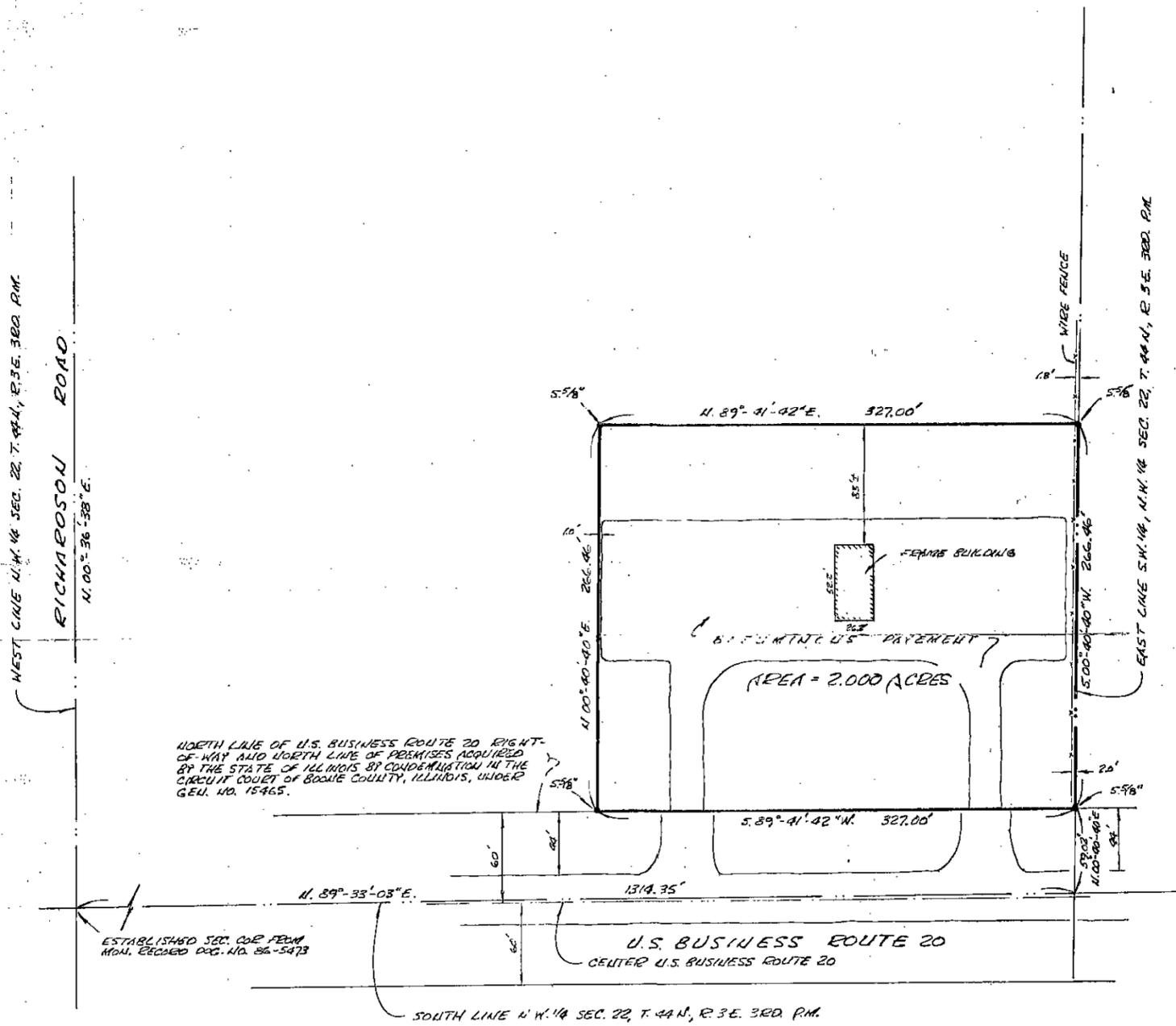
I HEREBY CERTIFY that I have surveyed the above described property to locate the boundaries and corners thereof and that I found them as shown upon the adjacent Plat of Survey which is a true and correct representation of the Survey. Survey monuments were found or set at points as indicated thereon. Dimensions are given in feet and decimals of a foot unless otherwise specified.

Dated this 4th day of August, 1992. Belvidere, Illinois.

Order No. 2959



HERITAGE SURVEYING, LTD.
433 South Phelps Avenue, Rockford, IL
P.O. Box 559, Belvidere, IL
Stanton B. Stewart
Stanton B. Stewart, I.R.L.S. 2018



ESTABLISHED SEC. COR. FROM MON. RECORDED DOC. NO. 86-5473

NOTE: 5.5/8" DESIGNATES SET 3/8" IRON PIN

PLAT OF SURVEY OF PART OF THE
N.W. 1/4, SEC. 22, T. 44 N., R. 3 E. 3RD. PM.
BOONE COUNTY, ILLINOIS

Stanton B. Stewart

REVISIONS		HERITAGE SURVEYING, LTD. 433 S. PHELPS AVENUE ROCKFORD, ILLINOIS 61108 815/395-3718				P.O. BOX 888 BELVIDERE, ILLINOIS 61008 815/547-6302	
DATE	SCALE	DRAWN BY	CHECKED BY	APPROVED BY			
AUG. 1992	1" = 50'	S.B.S.	S.B.S.				
ORDER NO.	SHEET	OF	DRAWING NO.	REV.			
2959	1	1	0-2959-1				

**BOONE COUNTY
BUILDING DEPARTMENT**

**1212 Logan Ave. Suite 101 Belvidere, Illinois 61008
(815)544-6176
(815)-547-0906(fax)**

July 19, 2016

To: Ken Terrinoni
County Administrator

From: Drew Bliss
Senior Building Inspector

RE: 13-2016; Hass, 3204 US Route 20, Belvidere, Illinois

Dear Mr. Terrinoni,

Our office has no objections to the special use request. If the case is approved, a building permit will be required for any additions, remodeling or signage.

If you have any further questions, please feel free to contact our department at (815) 544-6176.

Thank you,

A handwritten signature in blue ink, appearing to read 'Drew Bliss', with a stylized flourish at the end.

Drew Bliss
Senior Building Inspector
Boone County Building Department



BOONE COUNTY HIGHWAY DEPARTMENT

9759 Illinois Route 76
Belvidere, Illinois 61008

RICHARD A. LUNDIN
COUNTY ENGINEER

OFFICE 815-544-2066
GARAGE 815-547-6142
FAX 815-544-8329
E-MAIL boonecohwy@comcast.net

July 14, 2016

Mr. Ken Terrinoni, County Administrator
1212 Logan Avenue, Suite 102
Belvidere, Illinois 61008

RE: Special Use Case 13-2016; Haas

Dear Mr. Terrinoni,

I have reviewed the special use request for the above captioned case.

I will not comment on the access issue since US Business Route 20 is a State Highway and they control access permitting on that highway.

Storm water detention will not be required as long as no additional impervious area is added to the lot. Should additional expansion of the parking area or other impervious expansion occur than the owner shall install a storm water detention facility.

Based on those comments I do not object to the special use.

A handwritten signature in cursive script, appearing to read "Richard A. Lundin".

Richard A. Lundin
Boone County Engineer



Boone County
Soil & Water
Conservation District

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

June 28, 2016

SWCD NRI #: 1504

Dear Sir/Madam,

A request for a Natural Resource Information Report was submitted for the property listed in this letter. We will supply a written reply to you office as indicated below:

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

Location of Site: 3204 U.S. Route 20 Belvidere, IL 61008

PIN(S): 05-22-100-017

Contact:

Natalie Hyser Barber

Phone: 815-544-0316

E-Mail: Natalie@tobinramon.com

Petitioner:

Natalie Hyser Barber

Phone: 815-544-0316

E-Mail: Natalie@tobinramon.com

Owner:

James Hass

Address: 4607 Manheim Rd.
Rockford, IL 61108

Request: Special use for sales of vehicles

Sincerely,



Jennifer Becker

Boone County Soil & Water
Conservation District

CC: Natalie Hyser Barber, Tobin & Ramon