

**ZONING BOARD OF APPEALS AGENDA**  
**Tuesday, May 24, 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  
Norm Stimes

**Staff:**

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

**MINUTES:** Approval of Minutes from April 26, 2016.

**PUBLIC COMMENT:**

**UNFINISHED BUSINESS:** None

**NEW BUSINESS:**

**08-2016; Horstman:** The Application of Curt and Wendy Horstman, 209 Brandywine Drive SE, Poplar Grove, Illinois 61065, for a Zoning Variance to decrease the required rear setback from 35 feet to 23 feet to construct a deck at 209 Brandywine Drive SE, Poplar Grove, Illinois, 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: 03-26-305-014).

**Staff (Approval); ZBA ( )**

**09-2016; Hildenbrandt:** The Application of Kenneth W and Donald F Hildebrandt, 2587 Stateline Road, South Beloit, Illinois, 61080, for a Zoning Variance to allow for the construction of a freestall barn and milking parlor in the A-1 Agriculture Preservation Area District (Boone County Zoning Ordinance Section 3.16 Table of Permitted Uses, Section A. Agriculture Uses – Permitted Uses) that encroaches across the property lines of two adjacent properties located at 2587 Stateline Road, South Beloit, Illinois, 61080, in Manchester Township (PIN: 01-04-300-008).

**Staff (Deny); ZBA ( )**

**OTHER BUSINESS:** None

**DISCUSSION:** None

**COMMUNICATIONS/PLANNING REPORTS:**

**Previous Case Update**

**Staff Report**

**ADJOURNMENT**

## SHELLY R. GRISWOLD, AICP – Senior Community Development Specialist

Shelly Griswold is a Community Development Specialist for Fehr Graham and works with clients to support their community engagement, planning, and community and economic development efforts. Shelly has considerable experience in the field, having served as Community Development Director for the City of Freeport, Illinois for nine years prior to joining the staff at Fehr Graham.

Shelly's experience in community and economic development encompasses a number of different areas including planning and zoning, community engagement, brownfields, tax increment financing and enterprise zones, public transit, and ordinance development.

- » **Community Engagement**
  - ♦ In-person interactive consensus building (stakeholder interviews, charrettes, open houses, workshops, public forums, capacity-building, focus groups)
  - ♦ Web-based engagement, including webinars and on-line surveys
  - ♦ Developing inter-agency and interdisciplinary project and support teams
- » **Planning and Zoning**
  - ♦ Comprehensive planning
  - ♦ Hazard mitigation planning
  - ♦ Corridor and neighborhood planning
  - ♦ Public hearings for planning and zoning petitions
- » **Economic Development**
  - ♦ TIF District Development and Administration
  - ♦ Development and Redevelopment Agreement composition and negotiation
  - ♦ Project funding development
- » **Brownfields**
  - ♦ Manage projects for brownfields planning, assessment, and cleanup
  - ♦ Manage environmental justice projects, including brownfields health monitoring and neighborhood capacity building

Years of Experience: 14  
Joined Fehr Graham: 2014  
City of Freeport, Illinois - Community Development Director, 2005-2014  
Freeport Health Network, 1995-2005

### Education

B.A., Interdisciplinary Studies - Business / Marketing - Columbia College, Freeport, Illinois  
Rockford College, Rockford, Illinois  
Highland Community College, Freeport, Illinois

### Professional Licenses

American Institute of Certified Planners, #027279, 2014

### Conference and Speaking Credits

*Demolition Toolbox - Illinois Municipal League Conference - September 2015*  
*Brownfields: Setting the Stage for Redevelopment - Illinois Municipal League Conference - September 2014*  
*Demolitions, Vacant & Abandoned Properties - Illinois Municipal League Conference - September 2014*  
*Brownfields Success Stories - Illinois State Section of the American Planning Association, Spring Conference (Rockford) - April 2014*  
*Area-Wide Planning, Superfund Sites, Environmental Justice and Green Infrastructure: Tying it All Together in the Freeport Community Planning Project - USEPA Superfund Redevelopment Initiative Webinar - February 2014*  
*Capacity Building Tools to Move from Division to Dialogue - USEPA Community Involvement Training Conference, Boston, Massachusetts - August 2013*  
*Healthy Neighborhoods as an Economic Development Strategy - Illinois Public Health Institute Webinar - June 2013*  
*Leveraging Multiple Financial Sources for Brownfields Redevelopment - Brownfields National Conference, Atlanta - May 2013*

### Professional Associations

Illinois Enterprise Zone Association (2015 to present)  
American Planning Association (2006 to present)  
Albertus Airport Commission (2014 to present)  
Freeport/Stephenson County Enterprise Zone Committee (2012 to 2014)  
Commissioner, Freeport Historic Preservation Commission (2005 to 2014)

# BOONE COUNTY PLANNING DEPARTMENT

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

May 20, 2016

## ADVISORY REPORT

**CASE NO.:** 08-2016      **APPLICANT:** Horstman (209 Brandywine Drive SE)

### REQUEST AND LOCATION:

The applicant and owner, Curt A and Wendy Horstman, 209 Brandywine Drive SE, Poplar Grove, IL 61065, is requesting a zoning variance to decrease the required rear setback from 35 feet to 23 feet to construct a deck at 209 Brandywine Drive SE, Poplar Grove, Illinois, 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: 03-26-305-014). The property is legally described as:

UNIT 2 LOT 30 CANDLEWICK LAKE 209 BRANDYWINE DR SE E 79.38 S  
128.6 W 70 N 160, as recorded in the Recorder's Office in Boone County, Illinois;  
situated in Boone County, Illinois (PIN: 03-26-305-014).

### EXISTING LAND USE FOR SUBJECT AND ADJACENT PROPERTIES:

**Subject property:** Residential

**Adjacent properties:**

**North, South, East and West:** Single Family Residential

### CURRENT ZONING FOR SUBJECT AND ADJACENT PROPERTIES:

**Subject property:** R-1 Single Family Residential District

**Adjacent properties:**

**North, South, East and West:** R-1 Single Family Residential

### COMPREHENSIVE PLAN FOR SUBJECT AND ADJACENT PROPERTIES:

**Subject property:** Single Family Residential

**North, South, East and West:** Single Family Residential

### BACKGROUND:

The subject property in Candlewick Lake at 209 Brandywine Drive SSE, Poplar Grove, Illinois, 61065. The subject parcel (03-26-305-014) is owned by Curt & Wendy Horstman.

The applicant is seeking a zoning variance to allow a 23-foot rear setback in order to build a deck.

### OTHER PLANNING CONSIDERATIONS:

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

**08-2016 – Horstman Variance (209 Brandywine Drive SE, Poplar Grove)**

The Boone County Engineer Rich Lundin reviewed the application and stated that Candlewick Lake is a private community and that he has no comment on the variance application.

The Boone County Building Department (Senior Building Inspector Drew Bliss) reviewed the application and stated that he has no objections to the variance request. He added that the applicant will need a building permit if the case is approved.

The Boone County Health Department (William Hatfield) reviewed the application and stated that the setback 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 west 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.

**08-2016 – Horstman Variance (209 Brandywine Drive SE, Poplar Grove)**

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 Horstmans' 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:**

The Horstmans' 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 08-2016 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

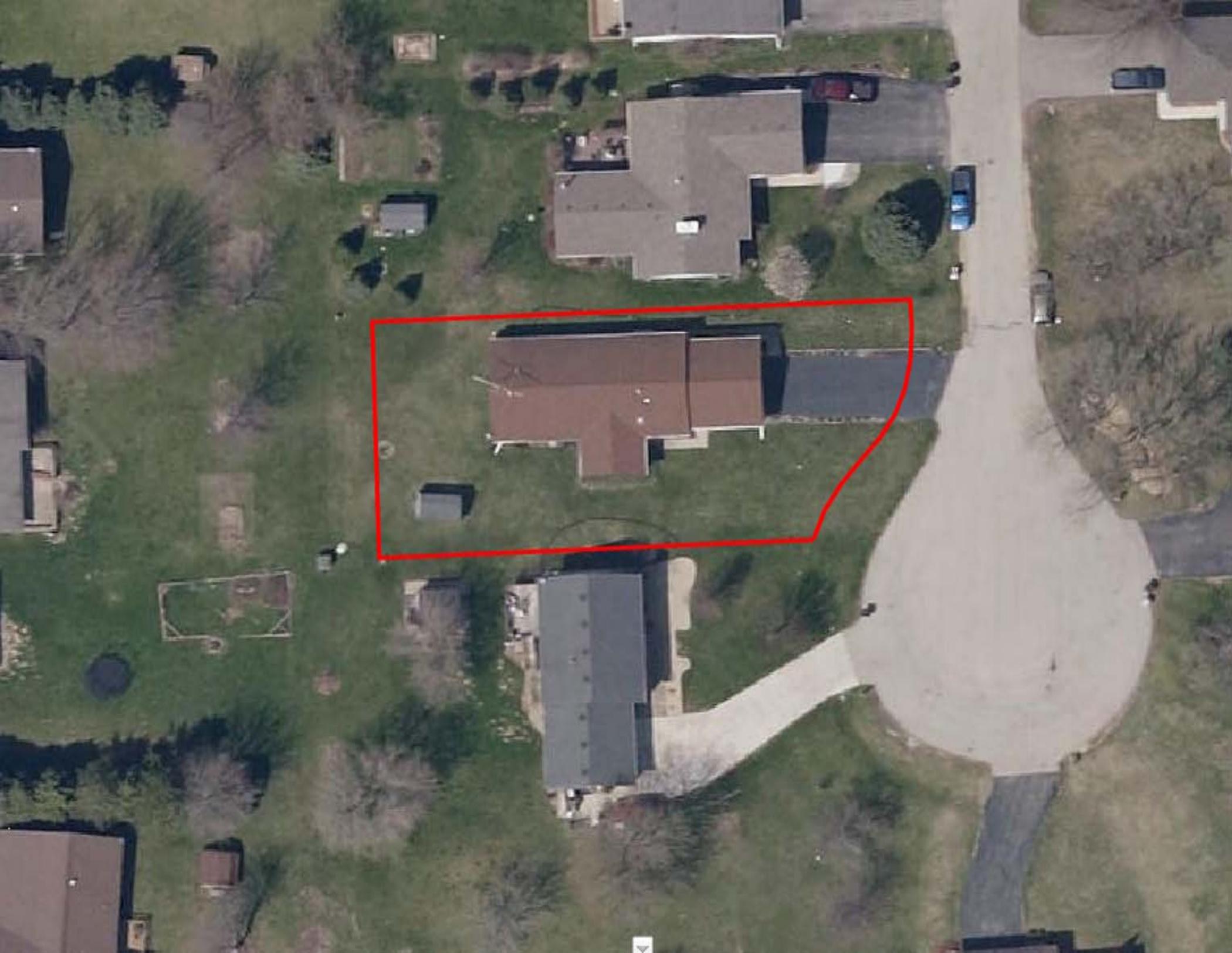


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Shelly R. Griswold, AICP  
Interim Planner

**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 08-16  
Filing Date 4-11-16  
Zone District R-1

**Belvidere**

PZC Date \_\_\_\_\_

**Boone County**

ZBA Date 5-24-16

**PLEASE PRINT IN BLACK INK OR TYPE**

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

\_\_\_\_\_ and its Parcel Identification Number is: 03-26-305-014  
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: LUAY & WENDY HURSTMAN  
Mailing Address: 209 BRANDYWINE DR SE  
POPLAR GROVE IL Zip: 61065  
Daytime Phone: 86-861-2379 Fax: \_\_\_\_\_ Email: \_\_\_\_\_

3) Property Owner Name: SAME AS ABOVE  
Mailing Address: \_\_\_\_\_ Zip: \_\_\_\_\_  
Daytime Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

4) Attorney Name: N/A  
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: N/A  
Mailing Address: \_\_\_\_\_ Zip: \_\_\_\_\_  
Daytime Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

## NOTICE TO APPLICANT

A Variation is a zoning adjustment, which permits minor changes of district requirements where individual properties have proven hardships. Variances are restrictive and the degree of Variation is limited to the minimum change necessary to overcome the practical difficulty inherent on the property. "Variation" means the modification of the requirements of a zoning district and does not include the substitution of uses assigned to other districts. Use Variations are specifically prohibited.

A Variation recognizes that the same district requirements do not affect all properties equally; it is intended to permit minor changes to allow hardship properties to enjoy equal opportunities with similarly zoned properties. **You must prove that your land is affected by special circumstances or unusual conditions.** These must result in uncommon hardship and unequal treatment under the strict application of the Zoning Ordinance. Where hardship conditions extend to other properties, a Variation cannot be granted. The remedy for a general hardship is a change to the Zoning Map or to the text of the Zoning Ordinance.

You must prove that the combination of the Zoning Ordinance and the uncommon conditions of your property prevent you from making any reasonable use of your land as permitted by your present zoning district. Since zoning regulates land and not people, the following conditions cannot be considered pertinent to the application for a Variation: 1) Proof that a Variation would increase the financial return from the land, 2) Personal hardship, and 3) Self-imposed hardship. In the last case, the recognition of conditions created after the enactment of the Zoning Ordinance would encourage and condone violation of the law.

A proposed Variation which will adversely affect surrounding property or the general neighborhood cannot be granted. All Variations must comply with the intent and purpose of the Zoning Ordinance.

6) Variance for Setback Variance  
From 35 ft. to 23 ft. (what type of Variance)  
To Permit: WOODEN DECK  
(what type of construction)

### Reasons for Variance Request

7) Which of the following types of modifications will allow you a reasonable use of your land:

- Change in setback requirement
- Change in lot-coverage requirement
- Change in side yard restriction
- Change in off street parking requirement
- Change in area requirement
- Other (describe) \_\_\_\_\_

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

12' NEEDED FOR DECK  
\_\_\_\_\_  
\_\_\_\_\_

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 \_\_\_\_\_ Other BEAK SETBACK LINE

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

12' x 16' DECK  
OVER SETBACK LINE  
\_\_\_\_\_  
\_\_\_\_\_

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?

SHAPE OF PARCEL  
\_\_\_\_\_  
\_\_\_\_\_

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  
\_\_\_\_\_  
\_\_\_\_\_

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.

12' x 10' FOR HOMEOWNER USE

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
03-26- 305-013	Robert & Michelle Boehmke	207 Brandywine Dr SE	Poplar Creek, IL	61065
03-26- 305-029	Angela Perry	211 Brandywine Dr SE	" "	" "
03-26- 306-030	Michael & Ali NAGVI	210 Brandywine Dr SE	" "	" "
03-26- 305-020	Kyle & Jessica von Schmece	307 N Lowest St.	Assumption, IL	62510
03-26- 305-021	Bonifacio & Fabellita Del Mundo	505 Parkwood Cir.	S. Elgin, IL	60177
03-26- 305-006	u sell we buy enterprise	96 Kennedy Dr.	Carpentersville, IL	60110
03-26- 305-005	Carnie Wagner	N Field County Rd. E	Ripon, WI	54971
03-26- 305-004	Caroline Nottz	2401 Candlewick Dr. SE	Poplar Grove, IL	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.

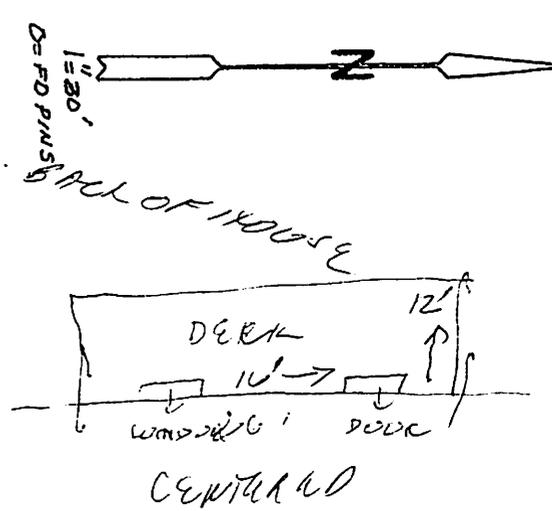
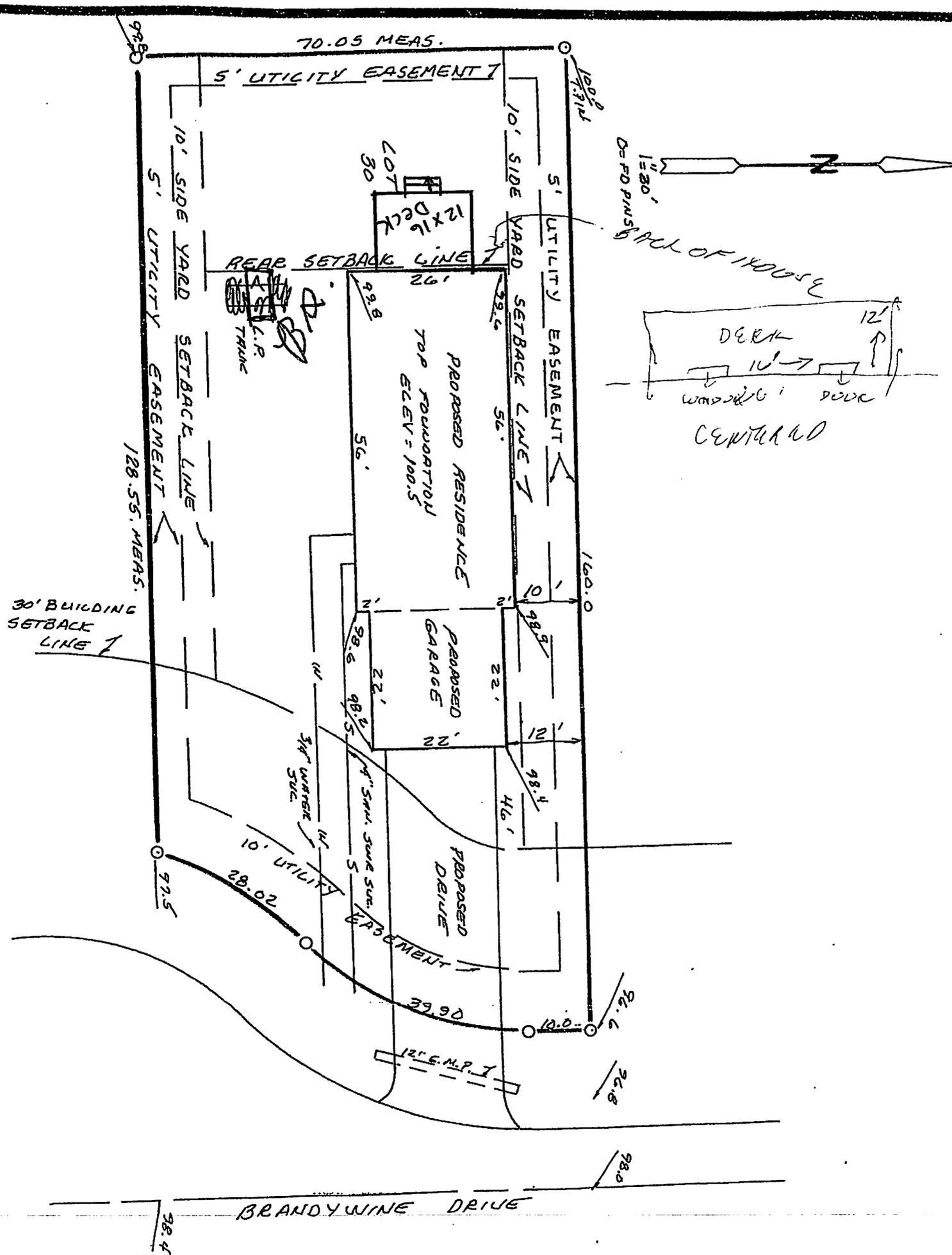
Applicant Signature: *C. P. H. Murphy - Henderson* Date Signed: 4.11.16

Owner(s) Signature: *C. P. H. Murphy - Henderson* Date Signed: 4.11.16

\_\_\_\_\_ Date Signed: \_\_\_\_\_

STAFF SIGNATURE: *Ken Ferriman* Date Signed: 4.13.16

Filing Fee - Amount Paid: 15350.00 Check Number: 6166



70.05 MEAS.

5' UTILITY EASEMENT

10' SIDE YARD SETBACK LINE

10' SIDE YARD SETBACK LINE

5' UTILITY EASEMENT

REAR SETBACK LINE

12x16 DECK

PROPOSED RESIDENCE  
TOP FOUNDATION  
ELEV = 100.5

PROPOSED GARAGE

PROPOSED DRIVE

30' BUILDING SETBACK LINE

10' UTILITY

28.02

5' UTILITY EASEMENT

12' E.M.P.

BRANDYWINE DRIVE

92.8

92.5

98.4

LOT 30

30

26'

56'

22'

22'

22'

46'

39.90

10.0

96.6

96.8

98.0

100.0

100.0

10.0

96.8

98.0

D=FD PLUS 5'

1" = 30'

DECK  
10' x 12'  
CENTRAL

TRUNK

3/4" WATER SUP.

1/2" SWM. SWM. SUP.

5' UTILITY EASEMENT

39.90

12' E.M.P.

98.0

98.4



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

April 11, 2016

**SWCD NRI #: 1492**

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:** 209 Brandywine Dr. SE Poplar Grove, IL 61065

**PIN(S): 03-26-305-014**

**Contact:**

Curt and Wendy Horstman  
Phone: 224-600-7443

**Petitioner:**

Curt and Wendy Horstman  
Phone: 224-600-7443

**Owner:**

Curt and Wendy Horstman  
Phone: 224-600-7443

**Request:** Variance for 12'x16' deck

Sincerely,

Jennifer Becker  
Boone County Soil & Water  
Conservation District



**Boone County**  
DEPARTMENT OF  
**PUBLIC HEALTH**

1204 Logan Avenue ♦ Belvidere, Illinois 61008

Main Office: 815-544-2951 ♦ Clinic: 815-544-9730  
Fax: 815-544-2050 [www.boonehealth.org](http://www.boonehealth.org)

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

May 17, 2016

Ken Terrinoni  
Boone County Planning Dept.  
1212 Logan Ave.  
Belvidere, IL 61008

Re: 08-2016 – Horstman Zoning Variance (209 Brandywine Dr SE)

Dear Ken,

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

The setback 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

## Justyn Miller

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**From:** Rich Lundin-Comcast  
**Sent:** Tuesday, May 10, 2016 3:00 PM  
**To:** Justyn Miller  
**Subject:** Rich Lundin  
**Attachments:** Variance 09-2016, Hildebrant.pdf

Justyn,

Attached is my response to variance 09-2016.

Variance 08-2016 is in Candlewick Lake which is a private community which I do not respond to. So no comment on that variance.

Rich Lundin  
Boone County Engineer

**BOONE COUNTY  
BUILDING DEPARTMENT**

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

May 11, 2016

To: Ken Terrinoni  
County Administrator

From: Drew Bliss  
Senior Building Inspector

RE: 09-2016 – Hildebrandt Zoning Variance (2587 Stateline Rd.)

Dear Mr. Terrinoni,

Our office has no objections to the variance request. Please notify the applicant that a zoning certificate 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,



Drew Bliss  
Senior Building Inspector  
Boone County Building Department

# BOONE COUNTY PLANNING DEPARTMENT

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

May 20, 2016

## ADVISORY REPORT

**CASE NO.:** 09-2016

**APPLICANT:** Hildebrandt (2587 Stateline Road)

### **REQUEST AND LOCATION:**

The applicant, Ken Hildebrandt, 2587 Stateline Road, South Beloit, Illinois 61080, on behalf of the owner Kenneth W and Donald F Hildebrandt, 2587 Stateline Road, South Beloit, Illinois 61080, is requesting a zoning variance to allow for the construction of a freestall barn and milking parlor in the A-1 Agriculture District (Boone County Zoning Ordinance Section 3.16 Table of Permitted Uses, Section A. Agriculture Uses – Permitted Uses and Section 2.8 Variances) that encroaches on two adjacent properties as described below.

Subject Parcel. 2587 Stateline Road, South Beloit, Illinois, 61080, PT W 1/2 FRACL SEC- BEG 324' W NE COR S 268' E 95' N 49' E 228.93' S 854.93 W 1707.38' N 1068.04' SE 203.05 E 1171.43' TO POB 4-46-3 as recorded in the Recorder's Office in Boone County, Illinois; situated in Boone County, Illinois (PIN: 01-04-300-008).

### Adjacent Parcels with Proposed Encroachments:

4-46-3 N 20 ACS W1/2 E1/2 FRAC SEC 4 PER 78-689 as recorded in the Recorder's Office in Boone County, Illinois; situated in Boone County, Illinois (PIN: 01-04-400-005). Owner: Fred W Hildebrandt Trust and Kenneth W and Donald F Hildebrandt.

W1/2 E1/2 FRAC SEC 4 (EX N 20 ACS) PER 78-1767 4-46-3 as recorded in the Recorder's Office in Boone County, Illinois; situated in Boone County, Illinois (PIN: 01-04-400-006). Owner: Fred W Hildebrandt Trust and Kenneth W and Donald F Hildebrandt.

### **EXISTING LAND USE FOR SUBJECT AND ADJACENT PROPERTIES:**

**Subject property:** Agricultural

**Adjacent properties:**

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

### **CURRENT ZONING FOR SUBJECT AND ADJACENT PROPERTIES:**

**Subject property:** A-1 Agriculture District

**Adjacent properties:**

**North:** Wisconsin

**South, East and West:** A-1 Agriculture District

**COMPREHENSIVE PLAN FOR SUBJECT AND ADJACENT PROPERTIES:**

**Subject property:** Agricultural/Rural

**North:** Wisconsin

**South, East and West:** Agricultural/Rural

**BACKGROUND:**

The subject property is located on Stateline Road in Manchester Township, northwest Boone County. The subject parcel (01-04-300-008) is owned by Kenneth W and Donald F Hildebrandt. The immediately adjacent parcels in Illinois, including the two parcels that would be encroached upon by the proposed variance (01-04-400-005 and 01-04-400-006) are owned by Fred W Hildebrandt Trust and Kenneth W and Donald F Hildebrandt.

The applicant wishes to build a freestall barn and milking parlor on the subject property and is requesting a variance to allow the proposed structures to encroach on two adjacent properties as listed above. (See Attachment 9 Setback Map.)

**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 the project will not require an additional entrance, and if one is needed the applicant should contact the Manchester Township Road Commissioner. Engineer stated that detention will not be required, and that he has no objection to the approval of the variance based on the above comments.

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 zoning certificate if the case is approved.

The Boone County Health Department (Bill Hatfield) reviewed the application and stated that the barn/office/milking parlor expansion has a public health component concerning septic systems and water wells. However, neither issue is relevant until such time as the zoning issues are settled and construction plans are submitted.

**TREND OF DEVELOPMENT:**

The subject property is located on Stateline Road in northwest Boone County. The surrounding area has historically been agriculture. That trend is expected to continue.

**COMPREHENSIVE PLAN:**

The subject property is designated as "Agricultural/Rural" by the Boone County Comprehensive plan adopted November 10, 1999. This map category encourages agricultural uses, farmsteads, other open lands, and single-family residential at or below 1 dwelling per 40 acres.;

**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 proposed variance is being sought in order to avoid the process of subdividing parcels, which would require re-opening of the Fred W Hildebrandt Trust. No evidence of hardship due to physical surroundings, shape, topographical, or other on-site conditions of the specific property has been presented.

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:** A variance granted for convenience could set a precedence for other similar variance requests.

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

**Finding:** The owners' stated motivation for the variation, which is to avoid the necessity of opening their father's trust, is not based exclusively upon a desire to make more money out of the property.

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

**Finding:** The difficulty – the joint ownership among Kenneth and Donald Hildebrandt and the Fred Hildebrandt Trust – was not created by the owner 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 as proposed by the owner is in keeping with the current use of the property as a dairy farm operation 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 in that it is in keeping with the current use of the property as a dairy farm operation.

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:** Granting a variance that allows structures to encroach upon adjacent properties is not in keeping with standard planning and zoning standards. Best practices would call for either 1) a reconfiguration of the planned construction to stay within the boundaries of a single property parcel; or 2) subdivision of the parcels in a manner that enables the proposed construction to stay within the boundaries of a single property parcel. Having structures encroaching on adjacent properties poses a particular difficulty at the time of a future property transaction. Although current owners may agree to the proposed encroachment, a future owner of one or more of the parcels may not.

#### **SUMMARY OF FINDINGS:**

The property owners' stated motivation for the application is a reluctance to re-open their father's trust, which would be necessary in order to subdivide the parcels in a way that would eliminate the need for a variance to allow structures to encroach upon two adjacent structures.

While the owners did not create this particular difficulty, granting a variance that allows structures to encroach upon adjacent properties is not in keeping with standard planning and zoning standards. Best practices would call for either 1) a reconfiguration of the planned construction to stay within the boundaries of a single property parcel; or 2) subdivision of the lots in a way that enables the proposed construction to stay within the boundaries of a single property parcel. Having structures encroaching on adjacent properties poses a particular difficulty at the time of a future property transaction. Although current owners may agree to the proposed encroachment, a future owner of one or more of the parcels may not.

#### **RECOMMENDATION:**

Planning staff recommends the denial of case number 09-2016 because it fails to meet 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:**

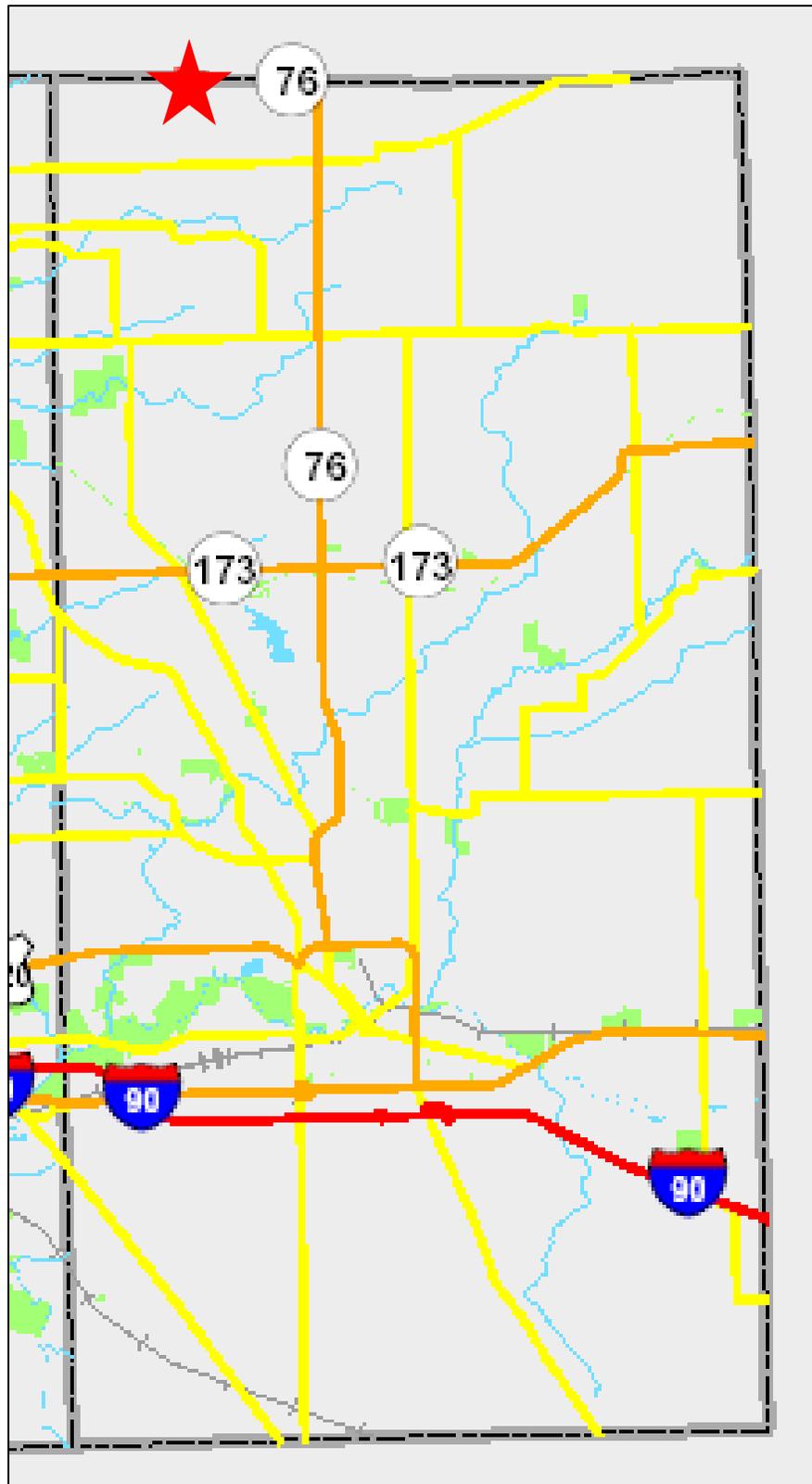


Shelly R. Griswold, AICP  
Interim Planner

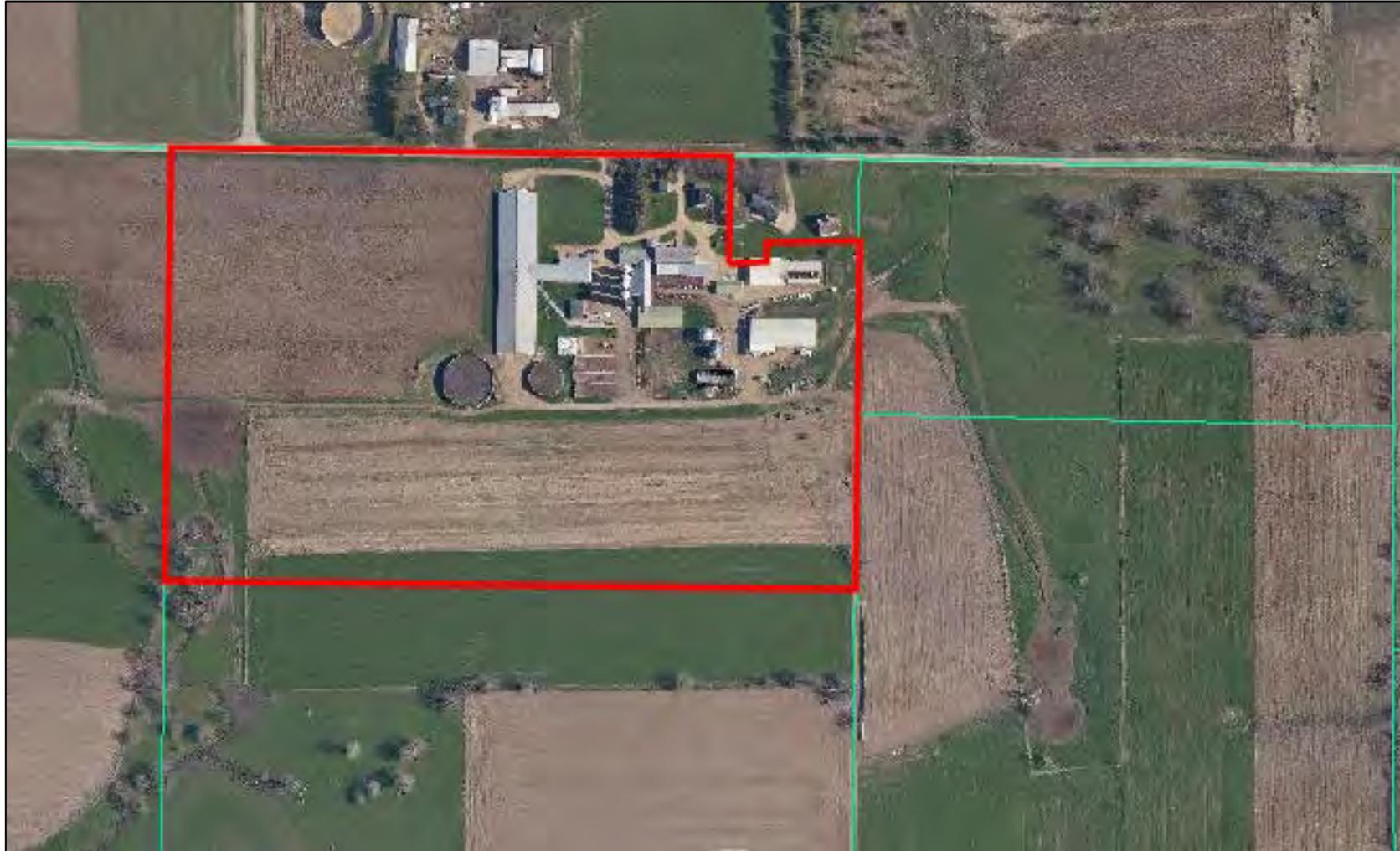
**ZONING BOARD OF APPEALS/COUNTY BOARD ACTION**

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.

**Attachment A: Location Map**  
Hildebrandt Zoning Variance Application 09-2016



**Attachment A: Aerial Photo**  
Hildebrandt Zoning Variance Application 09-2016



**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 09-2016  
Filing Date 4-13-16  
Zone District A-1

**Belvidere**  
PZC Date \_\_\_\_\_

**Boone County**  
ZBA Date 5-24-16

**PLEASE PRINT IN BLACK INK OR TYPE**

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

2587 STATELINE RD  
SBELOIT, IL 61080

and its Parcel Identification Number is: 01-04-400-005, 01-04-400-006, 0104-300-008

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:** KEN HILDEBRANDT

Mailing Address: 2587 STATELINE RD  
SBELOIT IL 61080 Zip: 61080

Daytime Phone: 815 292-3250 Fax: 815 292-3250 Email: hildebrandtfarm@gmail.com

3) **Property Owner Name:** KEN HILDEBRANDT

Mailing Address: 2587 STATELINE RD  
SBELOIT IL Zip: 61080

Daytime Phone: 815 292-3250 Fax: 815 292-3250

4) **Attorney Name:** NATALIE HYSER BARBER

Mailing Address: 530 S STATE ST, SUITE 200  
BELVIDERE, IL Zip: 61008

Daytime Phone: 815-544-0316 Fax: 815 544-4398

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

Name: KEN HILDEBRANDT  
Mailing Address: 2587 STATELINE RD

SBELOIT IL Zip: 61080

Daytime Phone: 815 292-3250 Fax: 815 292-3250 Email: hildebrandtfarm@gmail.com



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

The building project crosses over the line on the tax parcel.

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 x \_\_\_\_\_ Other \_\_\_\_\_

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

It's all part of our farm. The technicality is that the names on the tax parcels are different. All 3 parcels list Ken & Don Hildebrandt. 2 of those parcels also list Fred Hildebrandt trust.

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?

NONE

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, THE property is zoned Ag-1. The parcels in question are all owned by Ken & Don Hildebrandt.

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.

All adjoining parcels are owned by Hildebrandts (Ken & Don)

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
01 0440008	Rennis & Karen Morris	604 Pleasant St. unit 220	Beloit, WI	53511
01 0440004	""	""	""	""
01 0920004	Jeff & Janice Overstall	1402 Aurora Ct.	Wauwatosa, WI	53597
010 051 007	Collins Farms	7641 E. State Line Rd.	Clinton, WI	53525
010 051 00601	Michael Meke	10018 S. Clinton Corners	Clinton, WI	53525
010 051 00501	""	""	""	""
010 051 006	Kietzman Trust	8245 State Line Rd.	Clinton, WI	53525
038 001 308	Dixie & Kevin Kalk	12312 South Clinton Corners	Clinton, WI	53525

Wiscansin

**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: *Ken Hallock* Date Signed: 4-13-16

Owner(s) Signature: *Ken Hallock* Date Signed: 4-13-16

\_\_\_\_\_ Date Signed: \_\_\_\_\_

STAFF SIGNATURE: *Ken Finnison* Date Signed: 4-13-16

Filing Fee - Amount Paid: \$350 Check Number: 8183

Re: Hildebrandt Variance

We are planning a dairy expansion. We are building a dairy barn and milking parlor. We have selected this site because it ties together our feeding and manure facilities with facilities we currently have. It also allows for close proximity between buildings for easy cow management.

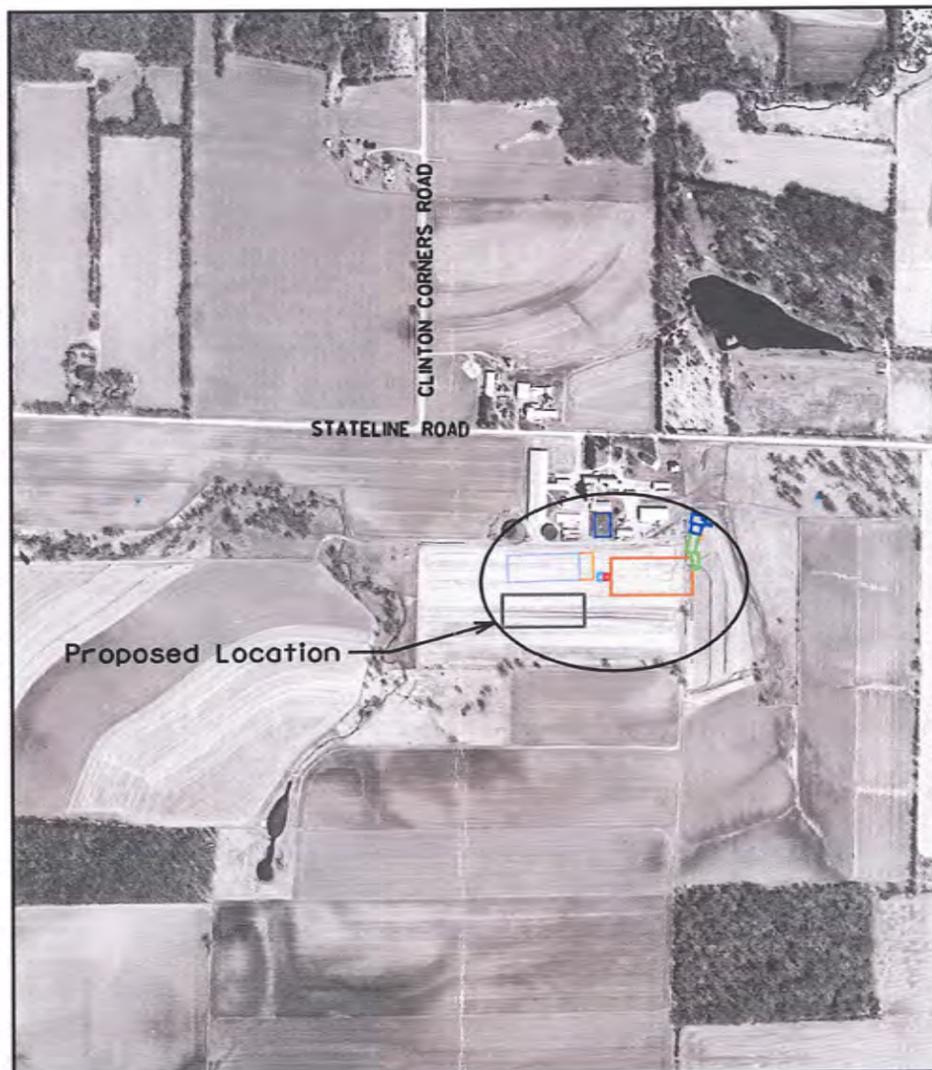
The reason for the variance is because the site crosses lot lines according to the tax parcels. The parcels in question are all part of our farm; however, because they do not read the same, the county considers them different entities. All three of the parcels list Ken and Don Hildebrandt as owners. Two of those three parcels also list Fred Hildebrandt Trust. The trust portion will eventually be owned by Ken and Don Hildebrandt.



SHEET INDEX

DESCRIPTION	SHEET NO.
COVER SHEET AND LOCATION MAP	1
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HOLDING AREA & PARLOR PLAN VIEW & SITE DESIGN	4
SOLID SEPARATOR & SORT PEN PLAN VIEW & SITE DESIGN	5
PLAN VIEW OF FREESTALL BARN	6
ADDITIONAL FREESTALL BARN DETAILS	7
FLUME AND CONCRETE DETAILS	8
CONCRETE DETAILS & SPECIFICATIONS	9
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HOLDING AREA SECTION AND DETAILS	11
CROSS SECTIONS OF WASTE HOLDING BASIN	12
PROCESSING ROOM WALLS FOR PRESSED SOLIDS	13
CROSS SECTION OF AGITATION PAD	14
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PROPOSED DAIRY EXPANSION INCLUDING FREESTALL BARN,  
MILKING PARLOR, SOLID SEPARATION ROOM, AND  
SYNTHETIC LINED WASTE HOLDING BASIN  
2587 EAST STATELINE ROAD  
HILDEBRANDT FARMS  
SOUTH BELOIT, ILLINOIS



PROJECT LOCATION MAP

GENERAL NOTES

ALL WORK PERFORMED BY THE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE OF THE OWNER. THIS GUARANTEE SHALL INCLUDE ALL DEFECTS IN MATERIALS AND WORKMANSHIP.

THE CONTRACTOR, BY AGREEING TO PERFORM THE WORK, AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER, ENGINEER, ALL AGENTS AND ASSIGNS OF THOSE PARTIES, FROM ALL SUITS AND CLAIMS ARISING OUT OF THE PERFORMANCE OF SAID WORK, AND FURTHER AGREES TO DEFEND OR OTHERWISE PAY ALL LEGAL FEES ARISING OUT OF THE DEFENSE OF SAID PARTIES.

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LINES AND GRADES SHOWN ON THE "APPROVED" ENGINEERING PLANS. THE FULL RESPONSIBILITY FOR KEEPING ALIGNMENTS AND GRADES SHALL REST UPON THE CONTRACTOR.

ALL FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE RECORDED SHOWING SIZE, LOCATION, AND DEPTH BY CONTRACTOR AND SHALL BE RECONNECTED OR RELOCATED. THE OWNER SHALL BE NOTIFIED IMMEDIATELY.

IF MORE THAN 1 ACRE OF LAND AREA IS TO BE DISTURBED AS PART OF THE CONSTRUCTION OF THE BUILDINGS, CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING A NOTICE OF INTENT TO CONSTRUCT FOR GENERAL PERMIT TO DISCHARGE STORM WATER ASSOCIATED WITH CONSTRUCTION SITE ACTIVITIES THRU THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY. ALSO AS PART OF THIS REQUIREMENT, THE CONTRACTOR SHALL DEVELOP AND MAINTAIN A STORM WATER POLLUTION PREVENTION PLAN.

ALL DRAINAGE STRUCTURES, INLETS, PIPES, AND ADJACENT ROADWAYS SHALL BE KEPT FREE AND CLEAN OF DIRT AND DEBRIS AT ALL TIMES. THE CONTRACTOR SHALL NOT SPILL AND LEAVE DIRT ON ADJACENT PAVEMENTS. IF DIRT IS DEPOSITED ON ADJACENT PAVEMENTS, REMOVE THE DIRT AND CLEAN THE PAVEMENTS AT THE END OF EACH CONSTRUCTION DAY.

THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE AT THE END OF EACH WORKING DAY.

EXCESS EXCAVATED MATERIAL SHALL BE RESPREAD THRU THE SITE AND BE REGRADED AND RESEED.

THE SUBGRADE OF THE PAVEMENT AND BUILDING AREA SHALL BE FREE OF UNSUITABLE MATERIAL AND BE COMPACTED TO A MINIMUM OF 95 PERCENT OF THE MODIFIED PROCTOR. SOIL BEARING CAPACITY FOR THE PROPOSED BUILDING DENSITY IS REQUIRED TO MEET A MINIMUM OF 2,500 PSF. ANY ADDITIONAL EXCAVATION TO REMOVE UNSUITABLE MATERIALS FROM THESE AREAS AND GRANULAR MATERIAL REQUIRED TO BRING TO THE APPROPRIATE GRADES SHALL BE INCIDENTAL TO THE PROJECT.

PROPERTY CORNERS THAT ARE ENCOUNTERED SHALL BE PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR.

THE CONTRACTOR SHALL VERIFY THE ELEVATIONS OF ALL BENCHMARKS PRIOR TO CONSTRUCTION AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

ELEVATIONS SHOWN ON THE PLANS REFERENCE U.S.G.S. DATUM.

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ANY EXISTING UTILITIES PRIOR TO EXCAVATION AND SHALL HAND DIG AS NECESSARY. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND OBTAINING LOCATION OF EXISTING UTILITIES.

LEGEND

	EDGE OF BUILDING
	PROPOSED GRAVEL ROADWAY
	PERIMETER DRAIN TILE
	ROADWAY CENTERLINE
	EXISTING TRANSFER PIPE
	PROPOSED TRANSFER PIPE

REVISIONS			
NO.	DATE	BY	REMARKS

DRAWN	M.L.W.
CHECKED	A.A.W.
APPROVED	M.L.W.



WAGNER CONSULTING & AGRICULTURE  
709 WEST OAK STREET  
LENA, ILLINOIS, 61048  
815-275-7642  
WAGNERCONSULTAG@MEDIACOMBB.NET

CONTACT JULIE AT 811 OR 800-892-0123  
With the following:  
County \_\_\_\_\_  
City/Township \_\_\_\_\_  
Sec & 1/4 Sec No. \_\_\_\_\_  
48 HOURS (2 working days) BEFORE YOU DIG

HILDEBRANDT FARMS  
2587 EAST STATELINE ROAD  
SOUTH BELOIT, ILLINOIS 61080

COVER SHEET AND LOCATION MAP

PROJECT NO.  
18W15  
DATE  
3/12/16  
SHEET NO.  
1  
OF (18) SHEETS

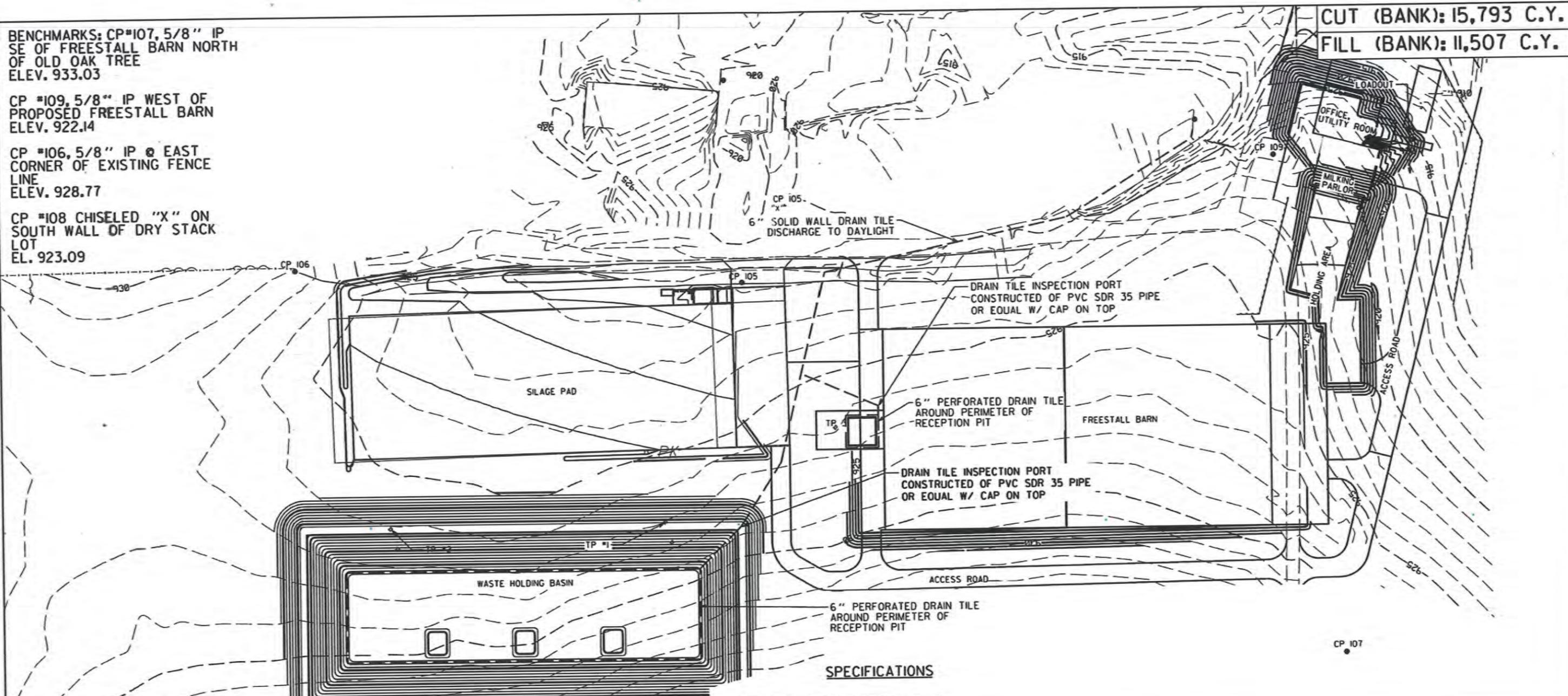
BENCHMARKS: CP #107, 5/8" IP  
SE OF FREESTALL BARN NORTH  
OF OLD OAK TREE  
ELEV. 933.03

CP #109, 5/8" IP WEST OF  
PROPOSED FREESTALL BARN  
ELEV. 922.14

CP #106, 5/8" IP @ EAST  
CORNER OF EXISTING FENCE  
LINE  
ELEV. 928.77

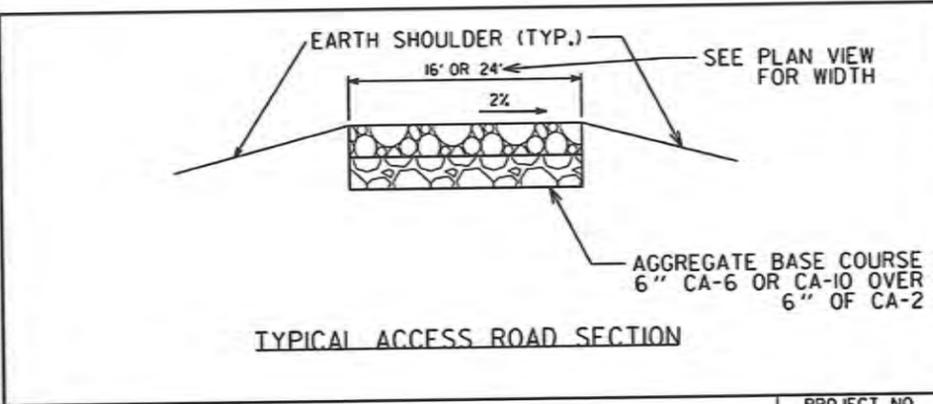
CP #108 CHISELED "X" ON  
SOUTH WALL OF DRY STACK  
LOT  
EL. 923.09

CUT (BANK): 15,793 C.Y.  
FILL (BANK): 11,507 C.Y.



**SPECIFICATIONS**

- 6" PERFORATED DRAIN TILE**
1. PERFORATED DRAIN TILE SHALL BE 4" DIAMETER, HAVE 1/2" DIAMETER OPENINGS AND CONFORMING TO AASHTO M-294 AND M-252 AND ASTM F-405 AND F-667.
  2. GRANULAR BACKFILL SHALL BE USED AROUND DRAIN TILE.
- 6" SOLID WALL DRAIN TILE**
1. SOLID WALL DRAIN TILE SHALL BE 6" DIAMETER, CONFORM TO AASHTO M-294 AND M-252 AND ASTM F-405 AND F-667.



TYPICAL ACCESS ROAD SECTION



REVISIONS			
NO.	DATE	BY	REMARKS

DRAWN M.L.W.  
 CHECKED A.A.W.  
 APPROVED M.L.W.

WAGNER CONSULTING & AGRICULTURE  
 709 WEST OAK STREET  
 LENA, ILLINOIS, 61048  
 815-275-7642  
 WAGNERCONSULTAG@MEDIACOMBB.NET

CONTACT JULIE AT 811 OR 800-892-0123  
 With the following:  
 County \_\_\_\_\_  
 City/Township \_\_\_\_\_  
 Sec & 1/4 Sec No. \_\_\_\_\_  
 48 HOURS (2 working days) BEFORE YOU DIG

HILDEBRANDT FARM  
 2587 EAST STATELINE ROAD  
 SOUTH BELOIT, ILLINOIS 61080  
 CIVIL SITE PLAN

PROJECT NO. 18W15  
 DATE 3/12/16  
 SHEET NO. 2  
 OF (18) SHEETS



**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

April 14, 2016

SWCD NRI #: 1493

Dear Sir/Madam,

A request for a Natural Resource Information Report was submitted for the property listed in this letter.

Some natural resources to be aware of during construction of milk barn: the depth to bedrock just north of proposed construction site is estimated to be 10-15' of the ground surface, and there are four soil types present: Pecatonica silt loam (21C2), Kendall silt loam (242A), St. Charles silt loam (243C2), and Stronghurst silt loam (278A). All soil types present have a moderate shrink swell potential, moderate to high frost action, and are not prone to ponding or flooding. Kendall silt loam (242A) and Stronghurst silt loam (278A) are somewhat poorly drained soils and have an apparent seasonal high water table from January to May. Soils are not prone to flooding or ponding. See attached soils and bedrock maps.

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:** 2475 Stateline Rd. South Beloit, IL 61080

**PIN(S):** 01-04-400-005, 01-04-400-006, & 01-04-300-008

**Contact:**

Ken Hildebrandt

Phone: 815-292-32350

E-Mail: Hildebrandtfarm@gmail.com

**Petitioner:**

Ken Hildebrandt

Phone: 815-292-32350

E-Mail: Hildebrandtfarm@gmail.com

**Owner:**

Ken Hildebrandt

Phone: 815-292-32350

E-Mail: Hildebrandtfarm@gmail.com

**Request:** Variance for milking barn

Sincerely,

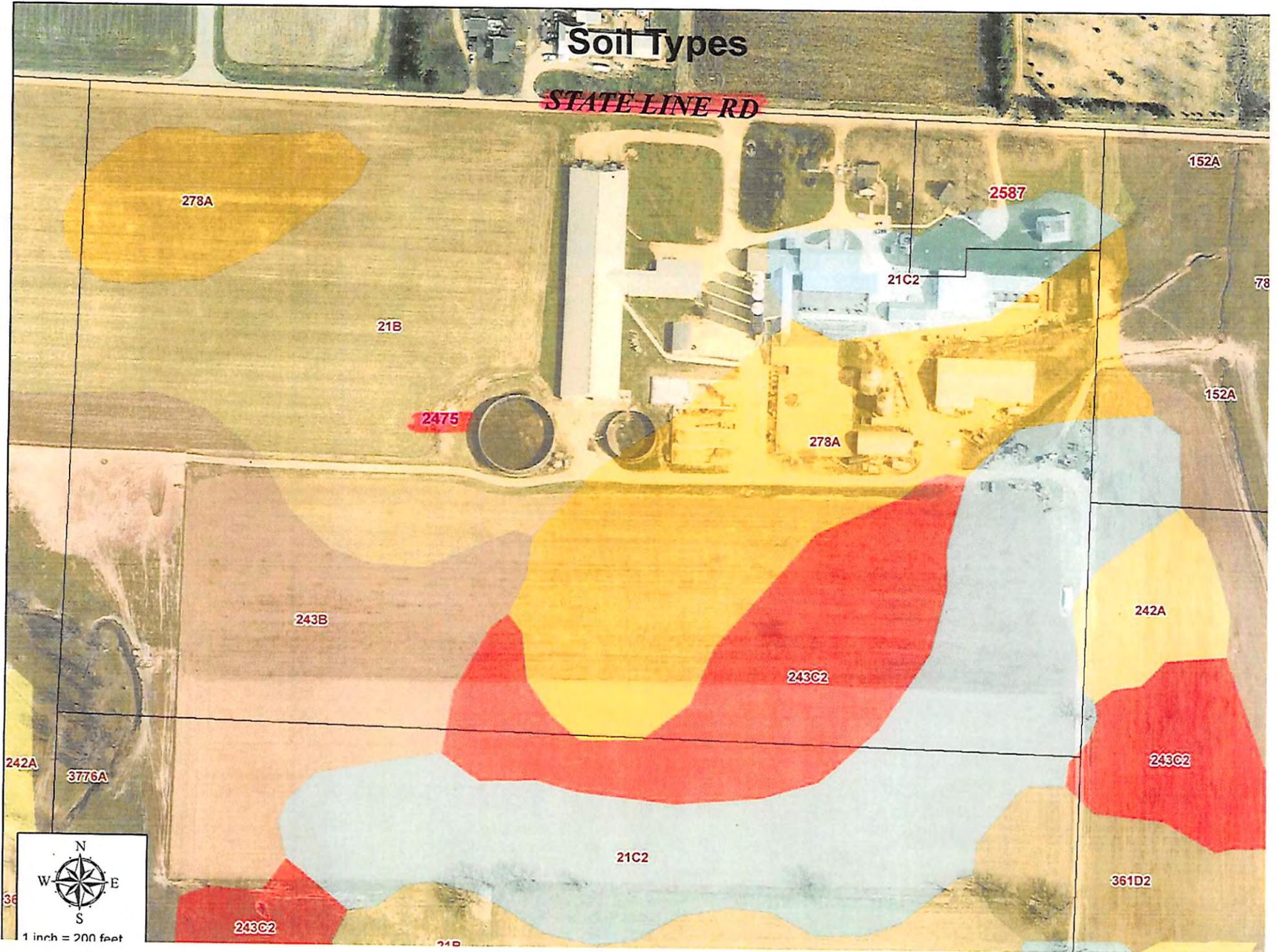


Jennifer Becker

Boone County Soil & Water  
Conservation District

# Soil Types

**STATE LINE RD**

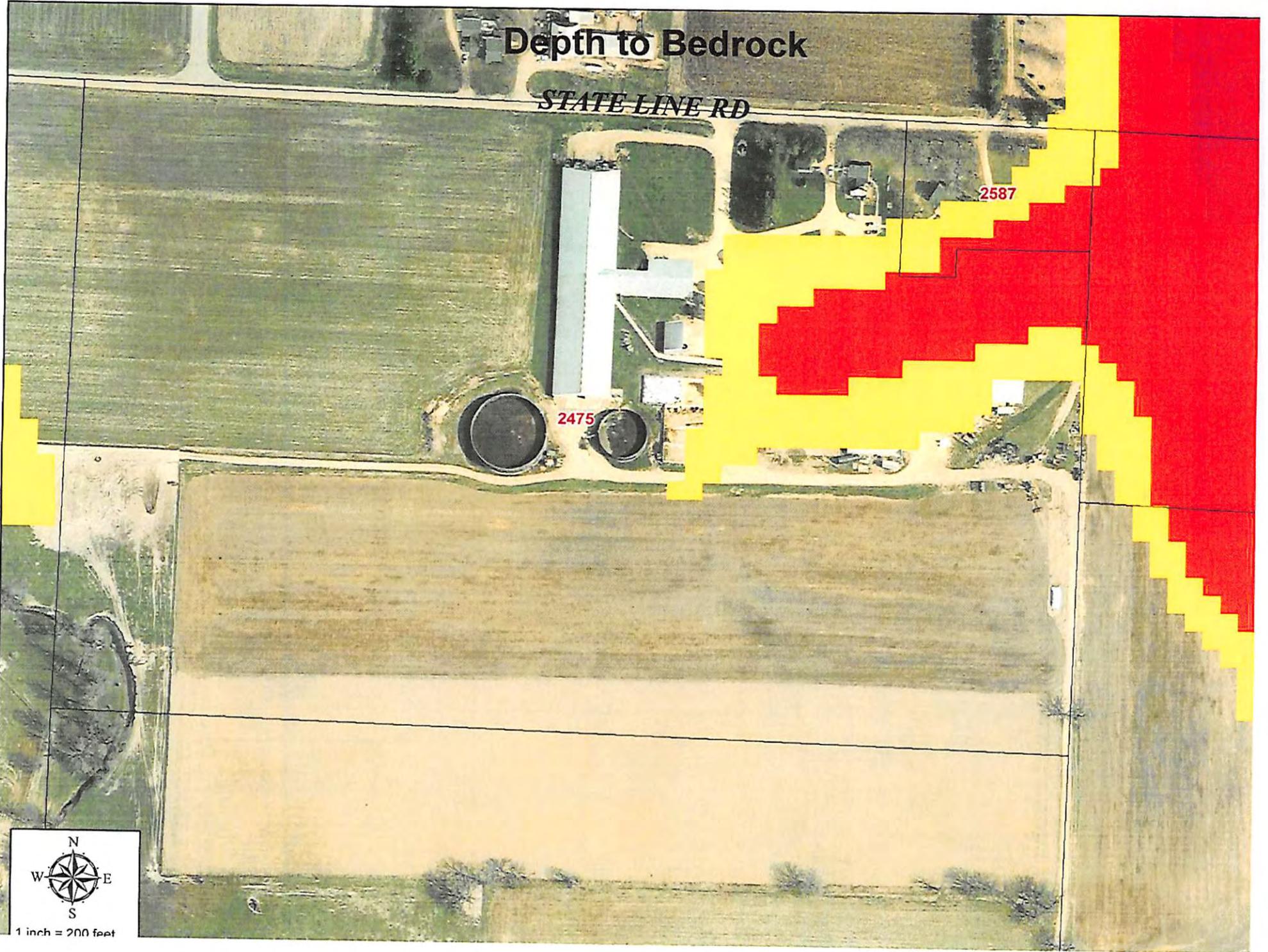
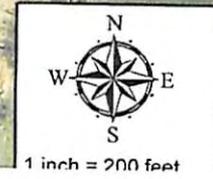


# Depth to Bedrock

*STATE LINE RD*

2587

2475





**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.boonchealth.org](http://www.boonchealth.org)

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

May 17, 2016

Ken Terrinoni  
Boone County Planning Dept.  
1212 Logan Ave.  
Belvidere, IL 61008

Re: 09-2016 – Hildebrandt Zoning Variance (2587 Stateline Road)

Dear Ken,

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

The Hildebrandt barn/office/milking parlor expansion has a public health component concerning septic systems and water wells. However, neither issue is relevant until such time as the zoning issues are settled and construction plans are submitted.

Thank you,

A handwritten signature in black ink that reads "William L. Hatfield". The signature is written in a cursive style with a long horizontal line extending from the end.

William L. Hatfield  
Director of Environmental Health  
skm

**BOONE COUNTY  
BUILDING DEPARTMENT**

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

May 11, 2016

To: Ken Terrinoni  
County Administrator

From: Drew Bliss  
Senior Building Inspector

RE: 08-2016 – Horstman Zoning Variance (209 Brandywine Dr. S.E.)

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,



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](mailto:boonecohwy@comcast.net)

May 10, 2016

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

RE: Variance 09-2016; Hildebrant, 2587 Stateline Road

Dear Mr. Terrinoni,

I have reviewed the above variance request. The project will not require an additional entrance and if one is needed they will contact the Manchester Township Road Commissioner. Detention will not be required.

I have no objection to the approval of the variance based on the above comments.

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

Richard A. Lundin  
Boone County Engineer