

BELVIDERE - BOONE COUNTY PLANNING DEPARTMENT

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September 13, 2005

ADVISORY REPORT

CASE NO: 2005-40

APPLICANT: Parks and Conservation Foundation

REQUEST:

The applicant is requesting a zoning amendment pursuant to the City of Belvidere Zoning Ordinance, Section 150.125, Amendment. Specifically, the applicant is requesting a change in zoning from I-1, Light Industrial District to D-1, Single-Family District.

LOCATION AND DESCRIPTION:

The subject property is located on the block 5 of Meadow Street, Nebraska Street, Warren Avenue, and Locust Street, in Belvidere, IL (PIN'S: 05-25-306-001 and 05-25-306-002). See the attached location map. The property is approximately 27,000 square feet in size, relatively flat, and is vacant at this time.

EXISTING LAND USE ON SUBJECT PROPERTY AND ADJACENT PROPERTY:

Subject property: Vacant

Adjacent property:

North: Industrial Use

South: Vacant and Single family residences

West: Industrial Use and Single family residences

East: Single family residences

CURRENT ZONING ON SUBJECT PROPERTY AND ADJACENT PROPERTY:

Subject property: I-1, Light Industrial District

Adjacent property:

North: I-2, Heavy Industrial District

South: D-1, Single Family District

West: I-1, Light Industrial District

East: D-1, Single Family District

BACKGROUND:

The applicant desires that the subject property be rezoned to D-1, Single Family District for the purpose of developing the property with a neighborhood park. The applicant wishes to build a play area with a large open field, play ground equipment, and various amenities for neighborhood children to utilize. According to the applicant the park will be closed at night with limited lighting and on-street parking (see attached applicant's narrative).

TREND OF DEVELOPMENT:

The subject property is located in an area of established with industrial uses and single-family residences.

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COMPREHENSIVE PLAN:

The subject property is designated as "Single Family Residential" by the City of Belvidere Comprehensive Plan, adopted on July 19, 1999. The single family residential sewered single-family residential development at densities up to 5 dwelling units per acre.

SUMMARY OF FINDINGS:

The proposed rezoning is compatible with the existing single family residences and will serve as a buffer between the existing homes and the industrial uses.

The subject property is located in an area of established with single family homes and industrial uses. The subject property is designated as "Single Family Residential" by the City of Belvidere Comprehensive Plan, adopted on July 19, 1999. The single family residential sewered single-family residential development at densities up to 5 dwelling units per acre.

Future goals of the City of Belvidere include the redevelopment of the industrial buildings north and west of the subject property into residential uses. The proposed park will serve as an additional benefit to the redevelopment of the area.

The proposed rezoning is consistent with the uses of the surrounding property and with the uses permitted in the respective zoning districts. The proposed rezoning is to allow for a neighborhood park that fit with the uses dictated within the City of Belvidere Comprehensive Plan.

The property owner will be required to comply with all applicable codes and ordinances.

RECOMMENDATION:

Planning staff is recommends the approval of case number 2005-40.

Submitted by:



Jessica Ellwanger, Associate Planner

Approved by:



Adam Tegen, Director of Planning