

**BOONE COUNTY PLANNING COMMISSION**

**A G E N D A**

**Tuesday, June 20, 2017**

**Boone County Board Room**

**1212 Logan Ave**

**Belvidere IL 61008**

**6:00 PM**

**ROLL CALL**

**Members:**

Matthew Branom, CHM

Bob Kemp, VCHM

Rachel Bachrodt

Phil Newhouse

Tony Savino

**Staff:**

Hilary Arther, Land Use Planner

Ken Terrinoni, County Administrator

Justin Krohn, Highway Engineer

**Ex-Officio:**

Karl Johnson, Boone County Chairman

Daniel Woestman , Superintendent District 100

Michael Greenlee, Superintendent District 200

**APPROVAL OF AGENDA**

**MINUTES:** Approval of minutes from March 22, 2017

**PUBLIC COMMENT:**

**OLD BUSINESS:** N/A

**NEW BUSINESS:**

Appointment from Commission to the Boone County Agricultural Conservation Easement & Farmland Protection Commission

**COMMUNICATIONS:**

**COMMITTEE REPORTS:**

**DISCUSSION:** Comprehensive Plan

**ADJOURNMENT**

This agenda prepared by the Boone County Planning Department

For Questions or Comments call 815 547-6698

Meeting packets can be found online at <http://www.boonecountyil.org/newslist>

**BOONE COUNTY  
REGIONAL PLANNING COMMISSION MINUTES  
March 22, 2017  
Boone County Board Room  
6:00 PM**

**ROLL CALL**

**Members Present:**

Matthew Branom, Chair  
Bob Kemp, Vice Chair  
Rachel Bachrodt  
Phil Newhouse  
Absent: Tony Savino

**Staff Present:**

Hilary Rottmann, Land Use Planner

With a quorum present, Matt Branom called the meeting to order at 6:00 p.m.

**MINUTES:** It was moved by and seconded (Kemp/Bachrodt) to approve the February 21, 2017 minutes (4-0) voice vote.

**PUBLIC COMMENTS:** None

**OLD BUSINESS:** None

**NEW BUSINESS:**

**Case 6-2017; Christopher and Yvonne Catalani;** The applicants Christopher and Yvonne Catalani, 6308 Centerville Road Poplar Grove, IL 61065 is requesting a Special Use Permit pursuant to Section 2.7 (Special Uses) and Section 3.16.1 (Table of Permitted Uses) of the Boone County Zoning Ordinance to allow for the operation of a paintball and airsoft facility in the A-1, Agricultural Preservation District. The subject property is located north of the Village of Poplar Grove limits at 6308 Centerville Road in unincorporated Poplar Grove Township, Boone County, Illinois on 10 acres.

Ms. Rottmann read the applicants request. Mr. Branom went over the role of the planning commission and that it is an advisory committee. Mr. Catalani came forward went over the proposed business and how it would be a positive outdoor recreation activity to add to the county. Mr. Kemp asked about adding a barrier to the lot behind Mr. Catalani property. Ms. Bachrodt asked about the applicants neighbors and their thoughts. Mr. Catalani stated he wanted to add more landscaping to the perimeter of his property and that his neighbors were aware of the request. Ms. Bachrodt asked about setback requirements. Ms. Rottmann stated there are currently not any specific ones for this type of application. Mr. Catalani went over that he wants to keep the games on the center of the lot and as far from the edge of the lot as possible. Mr. Newhouse stated his concerns with the type of business in this area and the noise created. Mr. Kemp asked about the noise from the equipment. Mr. Catalani stated that the noise comes mostly from the people playing versus the equipment. Mr. Branom asked about the season of the business and how it will affect the roadway. Ms. Bachrodt asked about requirements for this special use. Ms. Rottmann stated that a parking and landscaping plan have been considered for conditions for this special use. Mr. Newhouse asked about a time frame for this special use. Like give the

applicant a 5 or 10 year special use limit. Ms. Rottmann stated that the state's attorney does not like the idea to limit the special use with a time frame. Mr. Catalani stated he would be not interested in pursuing the special use if it had a time limit. It was moved by and seconded (Bachrodt/Kemp) to approve planning case 6-2017.

Mr. Branom does not see this business as a fit in the agricultural preservation district and that this is not an agricultural business. Mr. Kemp asked about soil and water districts response. Ms. Rottmann stated that they will be responding prior to the zoning board of appeals meeting date. Ms. Bachrodt wanted to clarify how this group needs to look at this application. Ms. Rottmann stated that the commission should look at this request big picture. Does this application fit and is it cohesive with the values and vision of the current adopted comprehensive plan? Mr. Catalani wanted to let the commission know that there is a business across the street from him and that his land will not be utilized for crop production land again. Ms. Rottmann took role call (3-1) motion fails.

**Case 8-2017; William Charles Estate Investment, LLC;** The applicant William Charles Real Estate Investment, LLC, 1401 N 2<sup>nd</sup> Street Rockford Illinois, is requesting a requesting a Special Use Permit pursuant to Section 2.7 (Special Uses) and Section 3.16.1 (Table of Permitted Uses) of the Boone County Zoning Ordinance to allow for the operation of commercial semi-trailer parking in the A-1 Agricultural Preservation District at 56 US Route 20 and 100 US Route 20 in unincorporated Belvidere Township, Boone County, Illinois on 8.05 acres.

Ms. Rottmann read aloud the applicants request and stated that there was a memorandum about the text amendment that this special use has a connection to. This commission should look at this case as the text amendment was approved as presented. Mr. Maville the applicants attorney came forward and described the request and the positive benefits it would have on the community if approved. Mr. Maville also went into detail about the property being located in the West Hills Neighborhood Plan. Mr. Maville stated several times that this request is cohesive with the plan. Mr. Branom wanted to let everyone know that Mr. Maville is his business's attorney and this application does not impact him from voting on this tonight but wanted his relationship to be known. Mr. Kemp asked if any land will be taken out of agricultural production? Mr. Maville stated that that the properties behind the one in question have not been in production for a long time and has been a quarry or quarry operations. Ms. Rottmann wanted to go over the West Hills Neighborhood Plan. The plan was adopted by the City of Belvidere and the County adopted the U.S. 20 overlay district from that plan. Mr. Branom asked for a motion to approve case 8-2017 It was moved by and seconded (Kemp/Bachrodt) Ms. Rottmann took role call (4-0) motion approved.

#### **COMMUNICATIONS:**

#### **COMMITTEE REPORTS:**

#### **DISCUSSION:** Comprehensive Plan

Ms. Rottmann stated that we are in the process of working on updating the Comprehensive Plan and the first step being creating a timeline and scope of work and will continue to update the commission at each meeting moving forward. Mr. Newhouse asked about the commissions part in this update along with the townships? Ms. Rottmann stated that after data had been collected she would update the group on when public participation starts.

Discussion was had about the role The Plannign Commision within the county's planning processes. Ms. Rottmann went over that there is a discussion about changing the role of the planning commission but she will keep them updated on if changes are coming. Meetings would continue as they have been the past few months until text amendment is approved to state otherwise.

**ADJOURNMENT:**

It was moved and seconded (Kemp/Bachrodt) to adjourn the meeting. The meeting adjourned at 6:51 p.m.

**Recorded by:**

**Reviewed by:**



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Hilary Rottmann  
Land Use Planner

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Ken Terrinoni  
County Administrator



# Boone County Planning Department

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## Memorandum

To: Boone County Regional Planning Commission

From: Hilary Rottmann  
Boone County Land Use Planner

Date: June 16, 2017

Re: Agricultural Conservation Easement and Farmland Protection Commission Appointment

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The Agricultural Conservation Easement and Farmland Protection Commission Program was created by ordinance number 06-18, and under section 1.C.IV. It states "A member of the Boone County Planning Commission who shall be appointed by the Chairman of the Boone County Planning Commission with the advice and consent of the Planning Commission." Rachel Bachrodt has been the appointed member from this commission and her term expired June 1<sup>st</sup> of 2016. The commission is in need of appointing a member for this group. The term of this appointment is three years.

# DRAFT Boone County Comprehensive Plan Scope

## **Purpose of the 2017-18 Boone County Comprehensive Plan:**

The purpose of the Boone County Comprehensive Plan is to develop an easy-to-use, implementable roadmap for the future of Boone County, driven by the community's needs, vision, and values.

**Life of the Plan:** 10 years (2028)

## **Plan Outline:**

- I. Introduction**
  - a. Table of contents
  - b. Brief description of Boone County
  - c. History of the comprehensive plan
  - d. Plan process and organization
- II. Chapter One: Boone County Overview**
  - a. Existing Conditions/Local Context
    - i. Pre-recession through post-recession (2000, 2010, and most recent)
    - ii. Demographics
    - iii. Historical Growth Patterns
    - iv. Public Facilities
    - v. Fiscal constraints
- III. Chapter Two: Community Vision and Goals**
  - a. County-wide Vision
    - i. Plan Element/Topic Specific Visions
  - b. Goals & Objectives + Issues and Opportunities
    - i. Address and identify gaps of previous plan
    - ii. Analysis of other relevant plans
    - iii. Goals and Objectives for each Plan Element
- IV. Chapter Three: Public Engagement and Participation**
  - a. Online
    - i. Boone County Comprehensive Plan Facebook Page
    - ii. Interactive Map/Survey
  - b. Vision Boards
    - i. Boone County Fair
    - ii. Other local establishments
  - c. Public Meetings/Workshops
    - i. Health, Wellness, and Safety + Livability and Recreation
    - ii. Economic Development
    - iii. Environmental Sustainability
    - iv. Growth Management + Transportation + Housing
    - v. Bilingual Meeting (on all topics)
    - vi. Action Plan (Roadmap)
  - d. Meeting Presentations to Committees/Commissions
    - i. TBD
  - e. Boone County Plan Commission and County Board Meeting Updates
- V. Chapter Four: Plan Elements**
  - a. Overarching Principles to be addressed within each element

- i. Equity and Environmental Justice
    - ii. Aging in place
    - iii. Youth Retention
    - iv. Creating Connections
    - v. Infrastructure
  - b. Health, Wellness & Safety
    - i. Public Health (health profile of community)
    - ii. Safety
  - c. Education and Community Involvement
    - i. Education Profile of the community
    - ii. Human Services
    - iii. Tactical Plan
  - d. Economy
    - i. Economic Development background
    - ii. SWOT Analysis
    - iii. Attracting and Growing the Targeted Industries
    - iv. Tactical Plan
  - e. Livability and Recreation
    - i. Parks, greenways, waterways, and trails
    - ii. Cultural Destinations/Tourism
    - iii. Preserving rural character/culture
  - f. Environmental Sustainability
    - i. Water
    - ii. Pollution mitigation
    - iii. Energy consumption/conservation
    - iv. Future of local quarries/reclamation
    - v. Habitat, wildlife, and natural resources
  - g. Housing
    - i. Existing housing stock
    - ii. Affordable housing options
    - iii. Address future housing types
  - h. Transportation & Mobility
    - i. Inventory
    - ii. New technologies
  - i. Growth Management/ Land Use
    - i. Existing land use
    - ii. Boundary agreements
    - iii. Future Land Use Map and REMI projections
    - iv. Protection of Agricultural areas
- VI. Chapter Three: Action Plan**
  - i. Recommendations
  - ii. Action Plan/Implementation
    - 1. Develop tracking measures for 5-10 key variables
- VII. Conclusion**

### Boone County Comprehensive Plan Timeline: 2017-18

2017										
PHASE NUMBER	PLAN PHASE	May	June	July	August	September	October	November	December	
1	Outline and Structure Development		PL*							
1	Research and Data Gathering									
2	Public Participation									
3	Plan Writing and Map Creation									
4	Putting Together the Draft and Formatting									
4	Final Draft									
5	Finished Plan/Adoption									
2018										
		January	February	March	April	May	June	July	August	September
1	Outline and Structure Development									
1	Research and Data Gathering									
2	Public Participation									
3	Plan Writing and Map Creation									
4	Putting Together the Draft and Formatting									
4	Final Draft									
5	Finished Plan/Adoption									PA**

\*Official Launch of the Planning process

\*\*Official Adoption of the Plan at the September 2018 County Board meeting



