

State of Illinois) SS
Belvidere, Illinois)

BELVIDERE CITY COUNCIL
REGULAR MEETING
AGENDA

February 15, 2021

Convened in the Council Chambers, 401 Whitney Blvd, Belvidere IL at 7:00 p.m.
Mayor Chamberlain presiding.

(1) Roll Call:

(2) Pledge of Allegiance:
Invocation:

(3) Public Comment: (Please register with the City Clerk):

(4) Approval of Minutes:

(A) Approval of minutes of the regular meeting of the Belvidere City Council of
February 1, 2021; as presented.

(5) Public Hearing: None.

(6) Special Messages and Proclamations: None.

(7) Approval of Expenditures: General & Special Fund Expenditures: 1,272,558.73
Water & Sewer Fund Expenditures: 354,352.81

(8) Committee Reports and Minutes of City Officers:

(A) Monthly Report of Belvidere Police Department Overtime Pay for January
2021.

(B) Monthly Report of Belvidere Fire Department Overtime Pay for January
2021.

(C) Monthly Report of Community Development Department/Planning
Department for January 2021.

(D) Monthly Report of Building Department Revenues, Residential Building
Permits and Case Reports for January 2021.

(E) Monthly General Fund Report for January 2021.

(F) Monthly Water/Sewer Fund Report January 2021.

(G) Monthly Financial Report for January 2021.

(H) Monthly CD Investments for January 2021.

(I) Minutes of the Planning and Zoning Commission of February 9, 2021.

(J) Minutes of Committee of the Whole – Building, Planning and Zoning and
Public Works of February 8, 2021.

(9) Unfinished Business: None.

(10) New Business:

- (A) Ord. #520H – 1st Reading: An Ordinance Granting a Special Use to Allow Indoor Commercial Entertainment (Video Gaming) within the GB, General Business District (2001 North State Street).
- (B) Ord. #521H – 1st Reading: An Ordinance Granting a Special Use to Allow Indoor Commercial Entertainment (Video Gaming) within the PB, Planned Business District (1052 Belvidere Road).
- (C) Ord. #522H – 1st Reading: An Ordinance Granting a Special Use to Allow Indoor Commercial Entertainment (Video Gaming) within the GB, General Business District (2038 North State Street).
- (D) Ord. #523H – 1st Reading: An Ordinance Granting a Special Use to Allow Indoor Commercial Entertainment (Video Gaming) within the GB, General Business District (171 South Appleton Road).
- (E) Ord. #524H – 1st Reading: An Ordinance Granting a Special Use to Allow Indoor Commercial Entertainment (Video Gaming) within the NB, Neighborhood Business District (600 Logan Avenue).
- (F) Ord.#525H – 1st Reading: An Ordinance Granting a Special Use to Allow Indoor Commercial Entertainment (Video Gaming) within the GB, General Business District (1474 North State Street).
- (G) Ord. #526H – 1st Reading: An Ordinance Amending Appendix A, Fees, Relating to Frozen Water Meters of the City of Belvidere Municipal Code.
- (H) Ord. #527H – 1st Reading: An Ordinance Amending Section 114-303(f), Maintenance and Repair, of the City of Belvidere Municipal Code.
- (I) Res.#2021-3 – A Resolution Authorizing the Execution of an Intergovernmental Agreement with Boone County for the Provision of a Community Law Enforcement Officer Pursuant to the COSSAP Grant.
- (J) Res.#2021-4 – A Resolution Authorizing Application for a Firefighters Assistance Grant and Authorizing the Execution of a Memorandum of Understanding with Boone County Fire Agencies to Cooperatively Apply for and Implement the Grant.

Motions forwarded from Committee of the Whole – Building, Planning and Zoning and Public Works of February 8, 2021.

Motions of Building, Planning & Zoning – Chairman Porter:

- (A) Motion to approve the Special Use Extension for 1125 N. State Street (Car Wash).
- (B) Motion to approve the Special Use Extension for 2183 Crystal Parkway (Car Wash).
- (C) Motion to approve the Special Use Extension for 300 South Main Street (Iron and Coal Project).
- (D) Motion to approve the Special Use Extension for 300 South Main St. (Container Parker).

Motions of Public Works- Chairman Freeman:

- (E) Motion to approve extending the 2020 Landfill #2 Annual Services Agreement with TRC until July 31, 2021.
- (F) Motion to approve the State of Illinois Department of Natural Resources Kishwaukee River – Belvidere Dam License Agreement.

11. Adjournment:

State of Illinois) SS
Belvidere, Illinois)

BELVIDERE CITY COUNCIL
REGULAR MEETING
MINUTES

Date: February 1, 2021

Convened in the Belvidere Council Chambers, 401 Whitney Blvd, Belvidere Illinois
at 7:00 p.m.

Call to order by Mayor Chamberlain.

(1) Roll Call: Present: R. Brereton (by teleconference), M. Fleury,
W. Frank (by teleconference), M. Freeman (by teleconference),
M. McGee (by teleconference) T. Porter (by teleconference),
T. Ratcliffe (by teleconference) and C. Stevens.

Absent: D. Arevalo and D. Snow.

Other staff members in attendance:

Budget and Finance Director Becky Tobin, Public Works Director Brent Anderson,
Police Deputy Chief Matt Wallace, Fire Chief Al Hyser, Director of Buildings Kip
Countryman (by teleconference), City Attorney Mike Drella and City Clerk Sarah
Turnipseed.

(2) Pledge of Allegiance:
Invocation:

(3) Public Comment: None.

(4) Approval of Minutes:

(A) Approval of minutes of the regular meeting of the Belvidere City Council of
January 19, 2021; as presented.

Motion by Ald. Stevens, 2nd by Ald. Fleury to approve the minutes of the regular meeting
of the Belvidere City Council of January 19, 2021. Roll Call Vote 8/0 in favor. Ayes:
Brereton, Fleury, Frank, Freeman, McGee, Porter, Ratcliffe and Stevens. Nays: None.
Motion carried.

(5) Public Hearing: None.

(6) Special Messages and Proclamations:

(A) Mayor Mike Chamberlain reported on Forward Boone County's Covid-19
Vaccine Information Sign up.

(7) Approval of Expenditures: None.

(8) Committee Reports and Minutes of City Officers:

(A) Minutes of Committee of the Whole – Public Safety, Finance & Personnel of January 25, 2021; as presented.

Motion by Ald. Stevens, 2nd by Ald. Fleury to approve the minutes of Committee of the Whole – Public Safety and Finance and Personnel of January 25, 2021. Discussion took place. Roll Call Vote: 8/0 in favor. Ayes: Fleury, Frank, Freeman, McGee, Porter, Ratcliffe, Stevens and Brereton. Nays: None. Motion carried.

(9) Unfinished Business:

(A) Ord. #519H – 2nd Reading: An Ordinance Authorizing the Sale of Certain Personal Property (Public Works 1979 CAT 920 End Loader).

Motion by Ald. Stevens, 2nd by Ald. Fleury to pass Ordinance #519H. Discussion took place. Roll Call Vote: 8/0 in favor. Ayes: Frank, Freeman, McGee, Porter, Ratcliffe, Stevens, Brereton and Fleury. Nays: None. Motion carried.

(10) New Business:

(A) Res. #2021-1 – A Resolution Authorizing the Execution of a Letter of Credit with Midland States Bank Guaranteeing Payment to Philadelphia Insurance Company.

Motion by Ald. Stevens, 2nd by Ald. Fleury to adopt Res. # 2021-1. Roll Call Vote: 8/0 in favor. Discussion took place. Ayes: Freeman, McGee, Porter, Ratcliffe, Stevens, Brereton, Fleury and Frank. Nays: None. Motion carried.

(B) Res. #2021-2 – Release of Certain Executive Session Minutes Pursuant to 5ILCS 120/1 Et. Seq.

Motion by Ald. Stevens, 2nd by Ald. Fleury to adopt Res. #2021-2. Roll Call Vote: 8/0 in favor. Ayes: McGee, Porter, Ratcliffe, Stevens, Brereton, Fleury, Frank and Freeman. Nays: None. Motion carried.

Motions forwarded from Committee of the Whole – Public Safety, Finance & Personnel of January 25, 2021.

(A) Motion to authorize the surgery and rehabilitation for K-9 Shep in accordance with the medical plan not to exceed \$4,080.00. Roll Call Vote: 8/0 in favor. Ayes: Porter, Ratcliffe, Stevens, Brereton, Fleury, Frank, Freeman and McGee. Nays: None. Motion carried.

(B) Motion to reimburse the property owner at 1305 West 12th Street \$2,270.00 for repair of the sanitary sewer lateral and owner to submit a paid statement from Pearson Plumbing prior to reimbursement. Discussion took place. Roll Call Vote: 6/2 in favor. Ayes: Ratcliffe, Fleury, Frank, Freeman, McGee and Porter. Nays: Stevens and Brereton. Motion carried.

(11) Other:

(A) Executive Session to discuss appointment, employment, compensation, discipline, performance or dismissal of a specific employee pursuant to 2(c)(1) of the Open Meetings Act.

Motion by Ald. Stevens, 2nd by Ald. Fleury to go into Executive Session at 7:25p.m. to discuss appointment, employment, compensation, discipline, performance or dismissal of a specific employee pursuant to 2(c)(1) of the Open Meetings Act. Roll Call Vote: 8/0 in favor. Ayes: Stevens, Brereton, Fleury, Frank, Freeman, McGee, Porter and Ratcliffe. Nays: None. Motion carried.

Motion by Ald. Stevens, 2nd by Ald. Fleury to come out of Executive Session at 7:45p.m. Roll Call Vote: 8/0 in favor. Ayes: Brereton, Fleury, Frank, Freeman, McGee, Porter, Ratcliffe and Stevens. Nays: None. Motion carried.

(12) Adjournment:

Motion by Ald. Fleury, 2nd by Ald. Stevens to adjourn meeting at 7:46 p.m. Aye voice vote carried. Motion carried.

Mayor

Attest:

City Clerk

Bills Payable Summary
DATE OF PAYABLES

February 15, 2021

General Fund	\$1,176,387.76
Envision Healthcare (JE)	\$18,956.25
ADP Payroll Fees (JE)	\$1,902.00

Special Funds:

Farmington Ponds SSA#2	\$44.10
Farmington Ponds SSA#3	\$48.98
Capital	\$7,620.11
MFT	\$63,569.31
Kishwaukee TIF	\$4,030.22

Total General & Special Funds:	\$1,272,558.73
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Water & Sewer:	\$354,352.81
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Total of all Funds	\$1,626,911.54
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BELVIDERE POLICE DEPT OVERTIME REPORT

Start Date

01/01/2021

End Date

01/31/2021

Employment Profile - Effective Date

Effective as of 02/08/2021

Home Department Description	Payroll Name	Pay Date	Overtime Hours	Overtime Earnings	ACT Police OT	ACT Police OT	Overtime Rate
POLICE	Bird, David M	01/08/2021	1.50	\$87.56	\$0.00	0.00	\$58.37
POLICE	Bird, David M	01/22/2021	3.00	\$175.10	\$0.00	0.00	\$58.37
POLICE	Brox, Kc N	01/08/2021	4.00	\$206.56	\$32.11	.50	\$51.64
POLICE	Brox, Kc N	01/22/2021	4.00	\$206.56	\$0.00	0.00	\$51.64
POLICE	Danielak, Joseph W	01/08/2021	4.00	\$176.37	\$0.00	0.00	\$44.09
POLICE	Danielak, Joseph W	01/22/2021	1.50	\$66.14	\$0.00	0.00	\$44.09
POLICE	Delavan, Thomas S	01/08/2021	5.25	\$306.45	\$0.00	0.00	\$58.37
POLICE	Delavan, Thomas S	01/22/2021	2.50	\$145.93	\$0.00	0.00	\$58.37
POLICE	Delavan, Thomas S	01/08/2021	5.25	\$306.45	\$0.00	0.00	\$58.37
POLICE	Derry, Paul D	01/22/2021	4.00	\$233.48	\$0.00	0.00	\$58.37
POLICE	Ellingson, David	01/08/2021	4.50	\$262.67	\$0.00	0.00	\$58.37
POLICE	Garcia, Christopher R	01/08/2021	27.00	\$1,287.60	\$0.00	0.00	\$47.69
POLICE	Garcia, Christopher R	01/22/2021	2.00	\$95.38	\$0.00	0.00	\$47.69
POLICE	Jones, Thomas S	01/08/2021	5.25	\$306.45	\$0.00	0.00	\$58.37
POLICE	Kasperovich, Edward A	01/08/2021	4.00	\$171.68	\$0.00	0.00	\$42.92
POLICE	King, Paul M	01/08/2021	4.50	\$262.67	\$0.00	0.00	\$58.37
POLICE	King, Paul M	01/22/2021	6.00	\$350.23	\$0.00	0.00	\$58.37
POLICE	Kirk, Julie A	01/08/2021	7.50	\$437.78	\$256.88	4.00	\$58.37
POLICE	Kirk, Julie A	01/22/2021	.50	\$29.19	\$0.00	0.00	\$58.37
POLICE	Korn, Matthew D	01/08/2021	4.00	\$190.76	\$0.00	0.00	\$47.69
POLICE	Korn, Matthew D	01/22/2021	8.00	\$381.51	\$0.00	0.00	\$47.69
POLICE	Kozlowski, Robert E	01/22/2021	17.50	\$1,021.49	\$0.00	0.00	\$58.37
POLICE	Lane, Cory T	01/08/2021	4.00	\$198.98	\$0.00	0.00	\$49.74
POLICE	Mears, Adam M	01/08/2021	8.00	\$352.73	\$0.00	0.00	\$44.09
POLICE	Parker, Brandon C	01/08/2021	2.00	\$116.74	\$0.00	0.00	\$58.37
POLICE	Parker, Brandon C	01/22/2021	15.00	\$875.56	\$0.00	0.00	\$58.37
POLICE	Pohnow, Shane M	01/08/2021	4.00	\$261.50	\$0.00	0.00	\$65.38
POLICE	Reese, Zachary C	01/08/2021	15.00	\$715.33	\$0.00	0.00	\$47.69
POLICE	Smaha, Daniel S	01/08/2021	5.25	\$343.22	\$0.00	0.00	\$65.38
Grand Totals			179.00	\$9,572.07	\$288.99	4.50	
Total							

POLICE DEPARTMENT OVERTIME REPORT 12/19/2020 -01/15/2021

Home Department Description	Payroll Name	Date	Overtime Hours	ACT UP	Police	OT Hours	Pay Rate
POLICE	Bird, David M	12/20/2020	1.5	0			\$0.00
POLICE	Bird, David M	1/6/2021	3	0			\$0.00
Totals for Payroll Name Bird, David M							
Total			4.5	0			
POLICE	Brox, Kc N	12/24/2020	4	0			\$0.00
POLICE	Brox, Kc N	12/31/2020	0	0.5			\$0.00
POLICE	Brox, Kc N	1/15/2021	4	0			\$0.00
Totals for Payroll Name Brox, Kc N							
Total			8	0.5			
POLICE	Danielak, Joseph W	12/25/2020	4	0			\$0.00
POLICE	Danielak, Joseph W	1/5/2021	1.5	0			\$0.00
Totals for Payroll Name Danielak, Joseph W							
Total			5.5	0			
POLICE	Delavan, Thomas S	12/20/2020	5.25	0			\$0.00
POLICE	Delavan, Thomas S	1/14/2021	2.5	0			\$0.00
Totals for Payroll Name Delavan, Thomas S							
Total			7.75	0			
POLICE	Derry, Paul D	12/19/2020	5.25	0			\$0.00
POLICE	Derry, Paul D	1/6/2021	3	0			\$0.00
POLICE	Derry, Paul D	1/6/2021	1	0			\$0.00
Totals for Payroll Name Derry, Paul D							
Total			9.25	0			
POLICE	Ellingson, David	12/24/2020	4	0			\$0.00
POLICE	Ellingson, David	12/25/2020	0.5	0			\$0.00
Totals for Payroll Name Ellingson, David							

Home Department Description	Payroll Name	Date	Overtime Hours	ACT UP	Police OT Hours	Pay Rate
Total			4.5		0	
POLICE	Garcia, Christopher R	12/20/2020	1.25		0	\$0.00
POLICE	Garcia, Christopher R	12/24/2020	4		0	\$0.00
POLICE	Garcia, Christopher R	12/26/2020	6		0	\$0.00
POLICE	Garcia, Christopher R	12/27/2020	7.25		0	\$0.00
POLICE	Garcia, Christopher R	12/31/2020	8.5		0	\$0.00
POLICE	Garcia, Christopher R	1/13/2021	2		0	\$0.00
Totals for Payroll Name Garcia, Christopher R						
Total			29		0	
POLICE	Jones, Thomas S	12/20/2020	5.25		0	\$0.00
Totals for Payroll Name Jones, Thomas S						
Total			5.25		0	
POLICE	Kasperovich, Edward A	12/24/2020	4		0	\$0.00
Totals for Payroll Name Kasperovich, Edward A						
Total			4		0	
POLICE	King, Paul M	12/20/2020	4.5		0	\$0.00
POLICE	King, Paul M	1/6/2021	3		0	\$0.00
POLICE	King, Paul M	1/6/2021	1		0	\$0.00
POLICE	King, Paul M	1/10/2021	2		0	\$0.00
Totals for Payroll Name King, Paul M						
Total			10.5		0	
POLICE	Kirk, Julie A	12/19/2020	7.5		0	\$0.00
POLICE	Kirk, Julie A	12/25/2020	0		4	\$0.00
POLICE	Kirk, Julie A	1/5/2021	0.5		0	\$0.00
Totals for Payroll Name Kirk, Julie A						
Total			8		4	

Home Department Description	Payroll Name	Date	Overtime Hours	ACT UP	Police	OT Hours	Pay Rate
POLICE	Korn, Matthew D	12/25/2020	4			0	\$0.00
POLICE	Korn, Matthew D	1/7/2021	2			0	\$0.00
POLICE	Korn, Matthew D	1/15/2021	6			0	\$0.00
Totals for Payroll Name Korn, Matthew D							
Total			12			0	
POLICE	Kozlowski, Robert E	1/4/2021	2			0	\$0.00
POLICE	Kozlowski, Robert E	1/6/2021	4.5			0	\$0.00
POLICE	Kozlowski, Robert E	1/12/2021	4.5			0	\$0.00
POLICE	Kozlowski, Robert E	1/13/2021	4.5			0	\$0.00
Totals for Payroll Name Kozlowski, Robert E							
Total			17.5			0	
POLICE	Lane, Cory T	12/24/2020	4			0	\$0.00
Totals for Payroll Name Lane, Cory T							
Total			4			0	
POLICE	Mears, Adam M	12/24/2020	4			0	\$0.00
POLICE	Mears, Adam M	12/25/2020	4			0	\$0.00

Home Department	Description	Payroll Name	Date	Overtime Hours	ACT UP	Police	OT Hours	Pay Rate
Totals for Payroll Name Mears, Adam M								
				8				0
Total								
POLICE		Parker, Brandon C	12/29/2020	2				0
POLICE		Parker, Brandon C	1/2/2021	15				0
Totals for Payroll Name Parker, Brandon C								
				17				0
Total								
POLICE		Polnow, Shane M	12/24/2020	4				0
Totals for Payroll Name Polnow, Shane M								
				4				0
Total								
POLICE		Reese, Zachary C	1/1/2021	15				0
Totals for Payroll Name Reese, Zachary C								
				15				0
Total								
POLICE		Smaha, Daniel S	12/20/2020	5.25				0
Totals for Payroll Name Smaha, Daniel S								
				5.25				0
Total								
Grand Totals				179				4.5
Total								\$0.00

BELVIDERE FIRE DEPT OVERTIME		01-220				
Start Date	01/01/2021					
End Date	01/31/2021					
Employment Profile - Effective Date	Effective as of 02/08/2021					
Home Department Description	Payroll Name	Pay Date	Overtime Hours	Overtime Earnings	Overtime Rate	
FIRE	Beck, Mark E	01/22/2021	2.00	\$81.06	\$40.53	
FIRE	Burdick, David	01/08/2021	25.25	\$1,228.10	\$48.64	
FIRE	Burdick, David	01/22/2021	28.25	\$1,374.01	\$48.64	
FIRE	Cunningham, Chad	01/08/2021	24.00	\$1,118.67	\$46.61	
FIRE	Cunningham, Chad	01/22/2021	28.25	\$1,316.76	\$46.61	
FIRE	Drail, Daniel C	01/08/2021	36.00	\$1,459.12	\$40.53	
FIRE	Drail, Daniel C	01/22/2021	10.50	\$425.58	\$40.53	
FIRE	Eliwanger, Adam A	01/08/2021	2.00	\$71.94	\$35.97	
FIRE	Eliwanger, Adam A	01/22/2021	6.00	\$215.83	\$35.97	
FIRE	Erber, Joseph D	01/08/2021	2.00	\$62.19	\$31.10	
FIRE	Heiser, Bradley D	01/22/2021	3.00	\$107.38	\$35.79	
FIRE	Letourneau, Christopher R	01/08/2021	8.00	\$371.06	\$46.38	
FIRE	Letourneau, Christopher R	01/22/2021	26.00	\$1,205.93	\$46.38	
FIRE	Loudenbeck, Matthew F	01/22/2021	4.00	\$161.33	\$40.33	
FIRE	Oates, Joshua	01/22/2021	3.00	\$120.40	\$40.13	
FIRE	Pavlatos, Gregory R	01/22/2021	3.00	\$106.32	\$35.44	
FIRE	Schadle, Shawn W	01/08/2021	2.00	\$97.28	\$48.64	
FIRE	Swanson, Jason	01/22/2021	30.25	\$1,409.99	\$46.61	
FIRE	Tangye, Travis N	01/08/2021	6.00	\$215.83	\$35.97	
FIRE	Tangye, Travis N	01/22/2021	3.00	\$107.91	\$35.97	
FIRE	Trujillo, Adrian	01/08/2021	4.50	\$132.39	\$29.42	
FIRE	Trujillo, Adrian	01/22/2021	11.50	\$351.32	\$60.20	
FIRE	Winnie, Todd J	01/08/2021	8.00	\$269.43	\$33.68	
Grand Totals						
Total			276.50	\$12,009.83		

FIRE DEPARTMENT OVERTIME REPORT 12/19/2020-01/15/2021

Home Department Description	Payroll Name	Date	Overtime Hours
FIRE	Beck, Mark E	1/4/2021	2
Totals for Payroll Name Beck, Mark E			
Total			2
FIRE	Burdick, David	12/19/2020	24
FIRE	Burdick, David	12/20/2020	1.25
FIRE	Burdick, David	1/6/2021	4.25
FIRE	Burdick, David	1/9/2021	24
Totals for Payroll Name Burdick, David			
Total			53.5
FIRE	Cunningham, Chad	12/31/2020	24
FIRE	Cunningham, Chad	1/6/2021	4.25
FIRE	Cunningham, Chad	1/15/2021	24
Totals for Payroll Name Cunningham, Chad			
Total			52.25
FIRE	Drall, Daniel C	12/20/2020	11.5
FIRE	Drall, Daniel C	12/23/2020	5
Totals for Payroll Name Drall, Daniel C			
Total			16.5
FIRE	Drall, Daniel C	12/29/2020	19.5
Totals for Payroll Name Drall, Daniel C			
Total			19.5
FIRE	Drall, Daniel C	1/13/2021	10.5
Totals for Payroll Name Drall, Daniel C			
Total			10.5

Home Department: Description

Payroll Name

Date

Overtime Hours

Totals for Payroll Name Drail, Daniel C
 Total 46.5

FIRE Eliwanger, Adam A 12/25/2020 2

FIRE Eliwanger, Adam A 1/6/2021 2

FIRE Eliwanger, Adam A 1/12/2021 2

FIRE Eliwanger, Adam A 1/12/2021 2

Totals for Payroll Name Eliwanger, Adam A
 Total 8

FIRE Eber, Joseph D 12/25/2020 2

Totals for Payroll Name Eber, Joseph D
 Total 2

FIRE Heiser, Bradley D 1/6/2021 3

Totals for Payroll Name Heiser, Bradley D
 Total 3

FIRE Letourneau, Christopher R 12/23/2020 5

FIRE Letourneau, Christopher R 12/30/2020 3

FIRE Letourneau, Christopher R 1/10/2021 24

FIRE Letourneau, Christopher R 1/14/2021 2

Totals for Payroll Name Letourneau, Christopher R
 Total 34

FIRE Loudenbeck, Matthew F 1/6/2021 2

FIRE Loudenbeck, Matthew F 1/8/2021 2

Totals for Payroll Name Loudenbeck, Matthew F
 Total 4

Home Department Description	Payroll Name	Date	Overtime Hours
FIRE	Oates, Joshua	1/6/2021	3
Totals for Payroll Name Oates, Joshua			
Total			3
FIRE	Pavlatos, Gregory R	1/6/2021	3
Totals for Payroll Name Pavlatos, Gregory R			
Total			3
FIRE	Schadle, Shawn W	12/25/2020	2
Totals for Payroll Name Schadle, Shawn W			
Total			2
FIRE	Swanson, Jason	1/3/2021	24
FIRE	Swanson, Jason	1/6/2021	4.25
FIRE	Swanson, Jason	1/12/2021	2
Totals for Payroll Name Swanson, Jason			
Total			30.25
FIRE	Tangye, Travis N	12/29/2020	6
FIRE	Tangye, Travis N	1/11/2021	3
Totals for Payroll Name Tangye, Travis N			
Total			9
FIRE	Trujillo, Adrian	12/21/2020	4.5
FIRE	Trujillo, Adrian	1/6/2021	2
FIRE	Trujillo, Adrian	1/11/2021	7.5
FIRE	Trujillo, Adrian	1/12/2021	2
Totals for Payroll Name Trujillo, Adrian			
Total			16

Home Department Description	Payroll Name	Date	Overtime Hours
FIRE	Winnie, Todd J	12/22/2020	8
Totals for Payroll Name Winnie, Todd J			
Total			8
Grand Totals			
Total			276.5

BELVIDERE

Community Development Department

Planning Department

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

January 2021 Monthly Report

Number	Project	Description	Processed
Belvidere Projects			
1	Cases: January	409 W. Jackson Street, VAR	11/20/2020
6	Cases: February	2001 N. State Street, SU	12/22/2020
		1052 Belvidere Road, SU	12/22/2020
		2038 N. State Street, SU	1/6/2021
		171 S. Appleton Road, SU	1/11/2021
		600 Logan Avenue, SU	1/11/2021
		1474 N. State Street, SU	1/12/2021
0	Annexation		
0	Temporary Uses	None	
0	Site Plans (New/Revised)	2183 Crystal Parkway	1/22/2021
0	Final Inspection	None	
0	Downtown Overlay Review	None	
1	Prepared Zoning Verification Letters	675 Corporate Parkway	1/16/2021
0	Issued Address Letters	None	
	Belvidere Historic Preservation Commission	None.	
	Heritage Days	None	
	Hometown Christmas	None.	
	Buchanan Street Strolls	None	
Poplar Grove Projects			
0	Cases: January	None	
0	Cases: February	None	
0	Issued Address Letters	None	
0	Prepared Zoning Verification Letters	None	
Scanned Plats: E-mail, Print and/or Burn			
0	Recorder's Office		
0	Other Department		
0	General Public		

Staff completed with BAS update for Flora Township and began working on the BAS update for the City of Belvidere.

Census

Planning Monthly Report Cont.

Planning Department Current Duties

Close out completed planning case files

Respond to all FOIA requests

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

Assist Growth Dimensions with requested data

Meetings and phone calls with developers regarding potential development

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

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

Prepare deposits and purchase orders for bill payments

*** Staff continues to review the portions of the Comprehensive Plan

*** Staff sent out reminder letters for special use extension and façade grant extensions



City of Belvidere

Building Department Revenues

January 2021



Total Permits Issued	27	
Total Value of Construction		\$236,907.00
Building Fees	27	\$2,580.07
Electric Permit Fees	5	\$400.45
Plumbing Permit Fees	1	\$137.50
HVAC Permit Fees	2	\$163.05
Insulation Permit Fees	1	\$15.00
Plan Review Fees	2	\$294.75
Zoning Review Fees	5	\$97.50
Fire Dept Review Fees	0	\$0.00
Sign Permit Fees	2	\$120.00
Fence Permit Fees	1	\$30.00
SW, DW, & GR Fees	1	\$42.50
Reinspection/Misc	0	\$0.00
Total Permit Income		\$3,880.82
Enterprize Zone Discount	1	\$835.23
Total Permit Fees		\$4,716.05
Break Down of Commercial vs. Residential Income		
Commercial / Industrial Income	11	\$1,605.35
Residential Income	16	\$2,275.47
Value		
Multi Family	0	\$0.00
Single Family Residence	6	\$0.00
Commercial / Industrial	11	\$120,205.00
Other Residential	16	\$116,702.00

January 2021 Building Permits Report

Permit#	Date	Street #	dir	Street Name	Zone	Dist.	Value	Construction type	Building Fee	Electric Fee	Pumbing fee	HVAC Fee	NIS Fee	Review Fee	Zoning Fee	FD Reww	Sign Fee	Fence Fee	SWMDW Fee	Amount Paid	EZ Discount	Total fee	Total Deposit
2020-1234	1/4/21	514	S	Main St	SR6		\$1,500.00	pothole repair	\$65.00						\$10.00					\$75.00		\$75.00	\$75.00
2021-0001	1/5/21	600		Whitman St	MARL		\$4,000.00	fence	\$25.00						\$25.00			\$30.00		\$80.00		\$80.00	\$80.00
2021-0002	1/6/21	302		Spruce	MARL		\$1,000.00	elect repair	\$25.00											\$25.00		\$25.00	\$25.00
2021-0003	1/6/21	304		Spruce	MARL		\$1,000.00	elect repair	\$25.00											\$25.00		\$25.00	\$25.00
2021-0004	1/6/21	307		Lindenwood	MARL		\$1,000.00	elect repair	\$25.00											\$25.00		\$25.00	\$25.00
2021-0005	1/6/21	305		Lindenwood	MARL		\$1,000.00	elect repair	\$25.00											\$25.00		\$25.00	\$25.00
2020-1313	1/7/21	2192	N	State St	NO		\$3,000.00	sign	\$35.00						\$25.00		\$60.00			\$110.00		\$110.00	\$110.00
2021-0007	1/7/21	1217		Farmers Nail	SR4		\$6,074.00	windows	\$135.00											\$135.00		\$135.00	\$135.00
2021-0009	1/8/21	2188-2140		Dahlia Dr	SR6		\$11,400.00	tear-off roof	\$215.00											\$215.00		\$215.00	\$215.00
2020-1298	1/11/21	2516		Winfield Ln	SR4		\$25,176.00	remodel basement	\$413.64				\$15.75		\$11.30					\$510.47		\$510.47	\$510.47
2021-0012	1/12/21	4193		Hearthstone Ln	SR4		\$6,500.00	tear-off roof	\$140.00											\$140.00		\$140.00	\$140.00
2021-0010	1/12/21	528		Church St	SR6		\$7,996.00	soffit panels	\$25.00											\$25.00		\$25.00	\$25.00
2021-0008	1/12/21	365		Andrews Dr	SR4		\$14,784.00	soffit panels	\$25.00											\$25.00		\$25.00	\$25.00
2021-0006	1/14/21	1115	N	State St	GR		\$300.00	temp sign	\$25.00											\$25.00		\$25.00	\$25.00
2021-0016	1/15/21	481		Wineland Dr	SR4		\$6,600.00	sliding	\$140.00											\$140.00		\$140.00	\$140.00
2021-0011	1/19/21	441		Windflower Dr	MARL		\$5,700.00	tear-off roof	\$125.00											\$125.00		\$125.00	\$125.00
2021-0018	1/20/21	800		5th Ave	SR6		\$500.00	electr ave	\$25.00											\$25.00		\$25.00	\$25.00
2021-0013	1/21/21	1213		Perrons Pkwy	SR6		\$3,300.00	windows	\$85.00											\$85.00		\$85.00	\$85.00
2021-0014	1/21/21	442		Franklin St	SR6		\$3,948.00	windows	\$95.00											\$95.00		\$95.00	\$95.00
2021-0015	1/21/21	1018	S	Main St	SR6		\$3,344.00	windows	\$95.00											\$95.00		\$95.00	\$95.00
2021-0017	1/22/21	818		Prospect St	SR6		\$8,210.00	windows	\$170.00											\$170.00		\$170.00	\$170.00
2021-0019	1/22/21	3012		Countryside Dr	SR6		\$6,000.00	tear-off roof	\$125.00											\$125.00		\$125.00	\$125.00
2020-1204	1/25/21	1943	N	State St	GR		\$100,000.00	remodal restaurant	\$102.43					\$164.67	\$137.50	\$0.00				\$303.60		\$303.60	\$303.60
2021-0020	1/29/21	803	N	Appleton Rd	SR6		\$2,780.00	windows	\$40.00											\$40.00		\$40.00	\$40.00
2021-0021	1/29/21	1055		Autumn Dr	MARL		\$3,175.00	windows	\$95.00											\$95.00		\$95.00	\$95.00
2021-0022	1/29/21	298		High Line St	MARL		\$2,930.00	windows	\$60.00											\$60.00		\$60.00	\$60.00
2021-0023	1/29/21	1898		Northwood Dr	SR6		\$8,090.00	windows	\$170.00											\$170.00		\$170.00	\$170.00
							\$236,907.00		\$2,980.07					\$400.45	\$137.50	\$0.00				\$538.95		\$4,716.05	\$3,880.82

Residential Permits January 2021

Permit #	Date	Address	Dir	Street Name	ZONE	Value	Construction	BLDG	Electric	Plumbg	HVAC	INSL	Review	Zoning	Fence	SW&DW	Total Fee	Total Deposit
2021-0007	1/7/21	1217		Farnett Mill	SR4	\$6,024.00	windows	\$125.00									\$125.00	\$125.00
2020-1298	1/11/21	2516		Winfield Ln	SR4	\$25,176.00	remodel basement	\$412.64	\$70.78				\$11.30				\$510.47	\$510.47
2021-0008	1/12/21	365		Andrews Dr	SR4	\$14,784.00	solar panels	\$25.00	\$50.00								\$75.00	\$75.00
2021-0012	1/12/21	4193		Hearthstone Ln	SR4	\$6,900.00	tear-off reroof	\$140.00									\$140.00	\$140.00
2021-0016	1/15/21	481		Wheatland Dr	SR4	\$6,900.00	siding	\$140.00									\$140.00	\$140.00
2020-1324	1/4/21	514	S	Main St	SR6	\$1,500.00	porch repair	\$65.00						\$10.00			\$75.00	\$75.00
2021-0009	1/8/21	2138-2140		Davis Dr	SR6	\$11,400.00	tear-off reroof	\$215.00	\$50.00								\$215.00	\$215.00
2021-0010	1/12/21	528		Church St	SR6	\$7,896.00	solar panels	\$25.00	\$50.00								\$90.00	\$90.00
2021-0018	1/20/21	800		5th Ave	SR6	\$500.00	electr svc	\$75.00	\$65.00								\$95.00	\$95.00
2021-0013	1/21/21	1213		Perrons Pkwy	SR6	\$3,350.00	windows	\$95.00									\$95.00	\$95.00
2021-0014	1/21/21	442		Franklin St	SR6	\$3,948.00	windows	\$95.00									\$95.00	\$95.00
2021-0015	1/21/21	1018	S	Main St	SR6	\$3,244.00	windows	\$95.00									\$95.00	\$95.00
2021-0017	1/22/21	818		Prospect St	SR6	\$8,210.00	windows	\$170.00									\$170.00	\$170.00
2021-0019	1/22/21	3012		Countyside Dr	SR6	\$6,000.00	tear-off reroof	\$125.00									\$125.00	\$125.00
2021-0020	1/29/21	802	N	Appleton Rd	SR6	\$2,780.00	windows	\$80.00									\$80.00	\$80.00
2021-0023	1/29/21	1898		Northwood Dr	SR6	\$8,090.00	windows	\$170.00									\$170.00	\$170.00
16																		
						\$116,702.00		\$2,002.64	\$235.78	\$0.00	\$15.75	\$0.00	\$11.30	\$10.00	\$0.00	\$0.00	\$2,275.47	\$2,275.47

Commercial Permits January 2021

EZ

Permit	Date	#	Dir	Street Name	Zone	Value	Construction	Building	Electric	Plumbing	HVAC	INSL	Review	Zone	FD Reww	Sign	Fence	SW&DW	Paid	Discount	Total Fee	Total Dep																																																																																																																
2021-0006	1/13/21	1115	N	State St	GB	\$200.00	temp sign	\$20.00						\$25.00	\$0.00	\$60.00		\$44.50	\$110.00	\$835.23	\$110.00	\$110.00	\$905.35																																																																																																															
2020-1204	1/25/21	1843	N	State St	GB	\$100,000.00	remodel restaurant	\$102.43	\$164.67	\$137.50	\$147.30	\$15.00	\$283.45	\$12.50	\$0.00	\$60.00			\$905.35		\$110.00	\$110.00	\$110.00																																																																																																															
2020-1323	1/7/21	2192	N	State St	NO	\$2,000.00	sign	\$25.00						\$25.00		\$30.00			\$80.00		\$80.00	\$80.00	\$80.00																																																																																																															
2021-0012	1/5/21	600		Whitman St	NRBL	\$1,200.00	fence	\$25.00						\$25.00			\$30.00		\$25.00		\$25.00	\$25.00	\$25.00																																																																																																															
2021-0002	1/6/21	302		Spruce	NRBL	\$1,000.00	elect repair	\$25.00											\$25.00		\$25.00	\$25.00	\$25.00																																																																																																															
2021-0003	1/6/21	304		Spruce	NRBL	\$1,000.00	elect repair	\$25.00											\$25.00		\$25.00	\$25.00	\$25.00																																																																																																															
2021-0004	1/6/21	307		Underwood	NRBL	\$1,000.00	elect repair	\$25.00											\$25.00		\$25.00	\$25.00	\$25.00																																																																																																															
2021-0005	1/6/21	305		Underwood	NRBL	\$1,000.00	elect repair	\$25.00											\$25.00		\$25.00	\$25.00	\$25.00																																																																																																															
2021-0011	1/29/21	441		Whitflower Dr	NRBL	\$5,700.00	tear-off roof	\$125.00											\$125.00		\$125.00	\$125.00	\$125.00																																																																																																															
2021-0021	1/29/21	1055		Autumn Dr	NRBL	\$3,125.00	windows	\$95.00											\$95.00		\$95.00	\$95.00	\$95.00																																																																																																															
2021-0022	1/29/21	298		High Line St	NRBS	\$2,930.00	windows	\$80.00											\$80.00		\$80.00	\$80.00	\$80.00																																																																																																															
11																																																																																																																																						
\$120,205.00																																																																																																																																						
\$577.43									\$164.67									\$137.50									\$147.30									\$15.00									\$283.45									\$87.50									\$0.00									\$120.00									\$30.00									\$42.50									\$1,605.35									\$835.23									\$2,440.58									\$1,605.35								

Enterprise Zone Discount Report January 2021

Permit #	Date	NO	DIR	STREET	ZONE	Value	Construction	Building	Electric	Plumbing	HVAC	INSL	REVV	Zone	Sign	Fence	SW&DW	Paid	EZ Discount	Total Fee	Total Dep	
2020-1204	01/29/21	1943	N	State St	GB	\$100,000.00	remodel restaurant	\$102.43	\$164.67	\$137.50	\$147.30	\$15.00	\$283.45	\$12.50	\$0.00	\$0.00	\$42.50	\$905.35	\$835.23	\$1,740.58	\$905.35	
						\$100,000.00		\$102.43	\$164.67	\$137.50	\$147.30	\$15.00	\$283.45	\$12.50	\$0.00	\$0.00	\$0.00	\$0.00	\$905.35	\$835.23	\$1,740.58	\$905.35

January 2021 Building Department Deposit Report

DATE	BUILDG	ELECT	PLUMBING	HVAC	INSL	REVV	ZONG	FD Revw	SIGN	FENCE	SW&DW	AMT PAID	EZ DISC	TOTAL FEE	REINSPEC T/MISC	CODE ENF	ELECTR CERT	TOTAL DEP
1/4/2021	\$65.00						\$10.00					\$75.00		\$75.00				\$75.00
1/6/2021	\$25.00						\$25.00			\$30.00		\$80.00		\$80.00				\$80.00
1/7/2021	\$100.00											\$100.00		\$100.00				\$100.00
1/8/2021	\$150.00						\$25.00			\$60.00		\$235.00		\$235.00				\$235.00
1/11/2021	\$215.00											\$215.00		\$215.00				\$215.00
1/12/2021	\$412.64	\$70.78		\$15.75		\$11.30						\$510.47		\$510.47				\$510.47
1/13/2021	\$190.00	\$100.00										\$290.00		\$290.00				\$290.00
1/14/2021	\$25.00						\$25.00		\$60.00			\$110.00		\$110.00				\$110.00
1/19/2021	\$265.00											\$265.00		\$265.00				\$265.00
1/21/2021	\$25.00	\$65.00										\$90.00		\$90.00				\$90.00
1/22/2021	\$285.00											\$285.00		\$285.00				\$285.00
1/25/2021	\$170.00											\$170.00		\$170.00				\$170.00
1/26/2021	\$227.43	\$164.67	\$137.50	\$147.30	\$15.00	\$283.45	\$12.50				\$42.50	\$1,030.35	\$835.23	\$1,865.58				\$1,030.35
1/29/2021	\$425.00											\$425.00		\$425.00				\$425.00
	\$2,580.07	\$400.45	\$137.50	\$163.05	\$15.00	\$294.75	\$97.50	\$0.00	\$120.00	\$30.00	\$42.50	\$3,880.82	\$835.23	\$4,716.05	\$0.00	\$0.00	\$0.00	\$3,880.82

January 2021 Violation Report

01/01/2021 - 01/31/2021

Case Date	Parcel Address	Assigned To	Description	Main Status
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Group: Closed

1/4/2021	1111 ALLEN ST	Cara Whetsel	cockroaches in unit #6	Closed
1/13/2021	504 BIESTER DR	Cara Whetsel	Dumpster is always overfilled and top is usually off as well.	Closed
1/13/2021	409 REBECCA RD	Cara Whetsel	garbage in the front yard.	Closed
1/13/2021	336 W MENOMONIE ST	Cara Whetsel	large pile of trash in the front yard.	Closed
1/19/2021	639 WHITNEY BLVD	Cara Whetsel	garbage in driveway not picked up for 2 week or more. Garbage in the back and an inoperable vehicle on the property.	Closed
1/27/2021	600 WHITMAN ST	Cara Whetsel	mattress in the front yard	Closed
1/27/2021	806 WARREN AVE	Cara Whetsel	Large "for sale" sign in ROW	Closed

Group Total: 7

Group: In Progress

1/6/2021	2122 & 2124 DAVIS DR	Cara Whetsel	Mold in basement on walls & bathroom fan does not work.	In Progress
1/6/2021	320 E JACKSON ST	Cara Whetsel	old shed has holes in the roof.	In Progress
1/19/2021	120 E MADISON ST	Cara Whetsel	dumpster in the street & old furniture around dumpster	In Progress
1/20/2021	1237 W 6TH ST	Cara Whetsel	dumpster in driveway by the street	In Progress
1/20/2021	1005 JULIEN ST	Cara Whetsel	broken second story windows facing Julien	In Progress

Group Total: 5

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Total Records: 12










January 2021 Open Violations

ADVANCED SEARCH RESULTS

Select View ▾

Selected	Case Date	Property Address	Description	Assigned To	Status	Fee Total	Edit/View
	09/19/2019	1422 WHITNEY BLVD	Trash piled in carport & broken garage door	Cara Whetsel	Ticketed		
	09/19/2019	921 WHITNEY BLVD	Garage & fence disrepair, trash, weeds	Cara Whetsel	In Court		
	09/19/2019	615 S MAIN ST	Porches in disrepair	Cara Whetsel	In Progress		
	09/19/2019	226 N STATE ST	Brick & mortar at roofline in disrepair	Cara Whetsel	In Progress		
	10/08/2019	1005 MCKINLEY AVE	Vacant property - lots of over growth of underbrush and weeds, falling structures, broken doors, broken beams, a lot of dangerous rubbish - broken building materials	Cara Whetsel	In Progress		
	10/30/2019	1202 S STATE ST	garbage, outdoor storage, scrap business, parking in grass	Cara Whetsel	Ticketed		
	11/27/2019	1007 LOGAN AVE	Property Maintenance - Weeds, Vehicles-inoperable and parking on grass, Trash, Gutters, Trailers and Address	Craig Wilcox	In Progress		
	01/24/2020	928 JULIEN ST	roof on shed is caving in	Cara Whetsel	In Progress		
	02/06/2020	310 WARREN AVE	garbage, scrap metal, illegal scrap business	Cara Whetsel	Ticketed		
	02/17/2020	1214 W 4TH ST	inoperable vehicle, exterior storage in front yard, & garbage cans left by street for days.	Cara Whetsel	Ticketed		
	03/05/2020	704 E PLEASANT ST	inside of house is in bad shape. hoarding, garbage, animal feces... CONDEMNED	Cara Whetsel	In Progress		
	03/30/2020	1155 W JACKSON ST	Building something on his roof, no permit visible, going on for years, lots of trash and cars.	Cara Whetsel	In Progress		
	05/26/2020	711 S STATE ST	tall grass, garbage, porch overhang in disrepair, gutters in disrepair	Cara Whetsel	Ticketed		

Selected	Case Date	Property Address	Description	Assigned To	Status	Fee Total	Edit/View
	06/02/2020	123 W 6TH ST	Tall grass, inop parking in grass & garbage	Cara Whetsel	Ticketed		
	07/22/2020	3044 E 6TH ST	House is vacant and in foreclosure; standing water in the basement. CONDEMNED	Cara Whetsel	In Progress		
	08/04/2020	226 N STATE ST	Numerous interior & exterior Property Maintenance violations	Cara Whetsel	In Progress		
	09/01/2020	1016 FREMONT ST	tall weeds, noxious weeds, inoperable vehicle & broken fence. REPEAT OFFENDER	Cara Whetsel	Ticketed		
	09/01/2020	2421 RIDGEFIELD DR	Tall grass & weeds in back yard	Cara Whetsel	Ticketed		
	09/29/2020	915 W PERRY ST	Bare wood & broken windows.	Cara Whetsel	In Progress		
	10/13/2020	1206 DALBIGNE ST	tall weeds, garbage, sign, inoperable vehicle parking in grass.	Cara Whetsel	In Progress		
	10/15/2020	724 5TH AVE	garbage & inops	Cara Whetsel	Ticketed		
	10/21/2020	607 S STATE ST	garbage behind building in alley	Cara Whetsel	Ticketed		
	10/22/2020	613 S STATE ST	Large pile of garbage in alley behind building	Cara Whetsel	Ticketed		
	11/16/2020	216 W 1ST ST	no permit for a home oc, parking commercial over sized trucks and trailers, parking on grass & dumpster left in street.	Cara Whetsel	In Progress		
	11/16/2020	403 LYNNE LN	tall weeds, inoperable vehicle parking in tall weeds	Cara Whetsel	Ticketed		
	11/18/2020	612 PEARL ST	inoperable vehicle parking in the front yard	Cara Whetsel	In Progress		
	12/01/2020	304 W JACKSON ST	Pile of Junk and Lawn mowers behind garage.	Cara Whetsel	In Progress		
	12/01/2020	927 W BOONE ST	Garbage & rubbish, vehicle parked on grass, broken window. Building structure in back of house without permit.	Cara Whetsel	In Progress		

Selected	Case Date	Property Address	Description	Assigned To	Status	Fee Total	Edit/View
	12/07/2020	617 GARDNER ST	piles of garbage and drink cans all over the property. Bad smell of urine coming from the house. Neighbors say elderly owner is defecating in the front yard on numerous occasions.	Cara Whetsel	In Progress		
	12/09/2020	1505 WILLOWBROOK DR	shed being built with pallets , garbage, inoperable vehicle	Cara Whetsel	In Progress		
	12/09/2020	862 LIST LN	Parking over sidewalk & on approach	Cara Whetsel	In Progress		
	12/16/2020	318 E JACKSON ST	inop on the grass in the back yard. Also a trailer on the grass in the front yard.	Cara Whetsel	In Progress		
	01/06/2021	320 E JACKSON ST	old shed has holes in the roof.	Cara Whetsel	In Progress		
	01/06/2021	2122 & 2124 DAVIS DR	Mold in basement on walls & bathroom fan does not work.	Cara Whetsel	In Progress		
	01/19/2021	120 E MADISON ST	dumpster in the street & old furniture around dumpster	Cara Whetsel	In Progress		
	01/20/2021	1005 JULIEN ST	broken second story windows facing Julien	Cara Whetsel	In Progress		
	01/20/2021	1237 W 6TH ST	dumpster in driveway by the street	Cara Whetsel	In Progress		

1

Records 1 to 37 (of 37)

1

138 Garden

Before



After



336 W. Menomonie

Before



After



409 Rebecca

Before

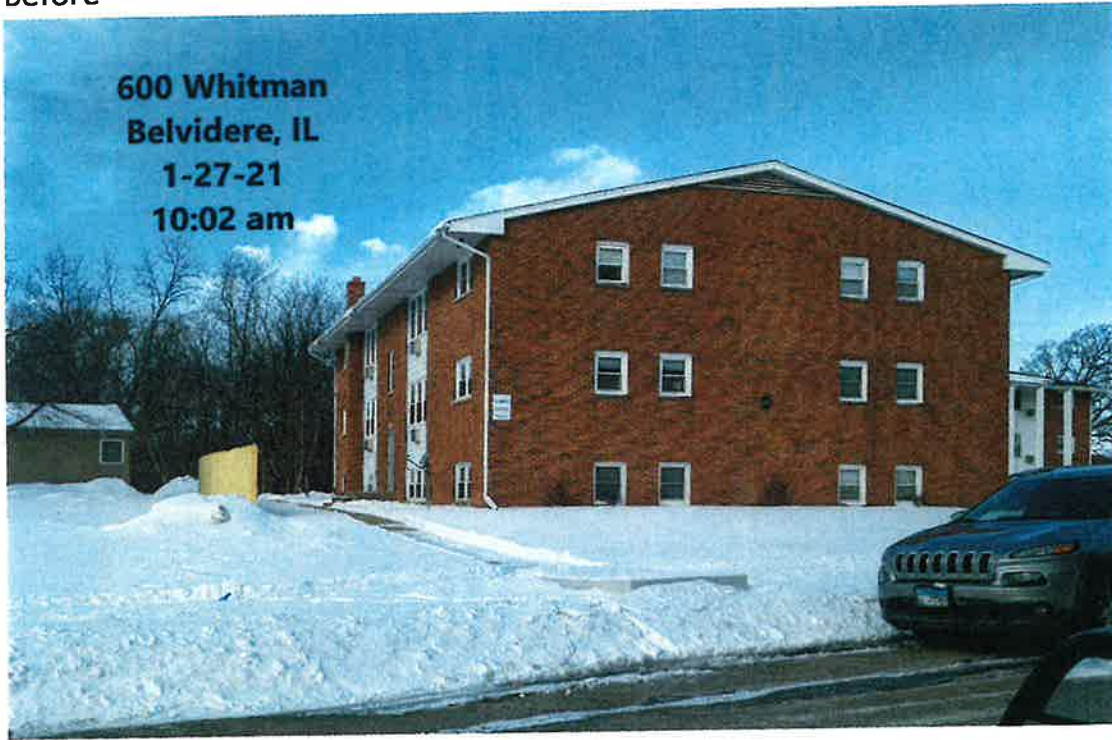


After

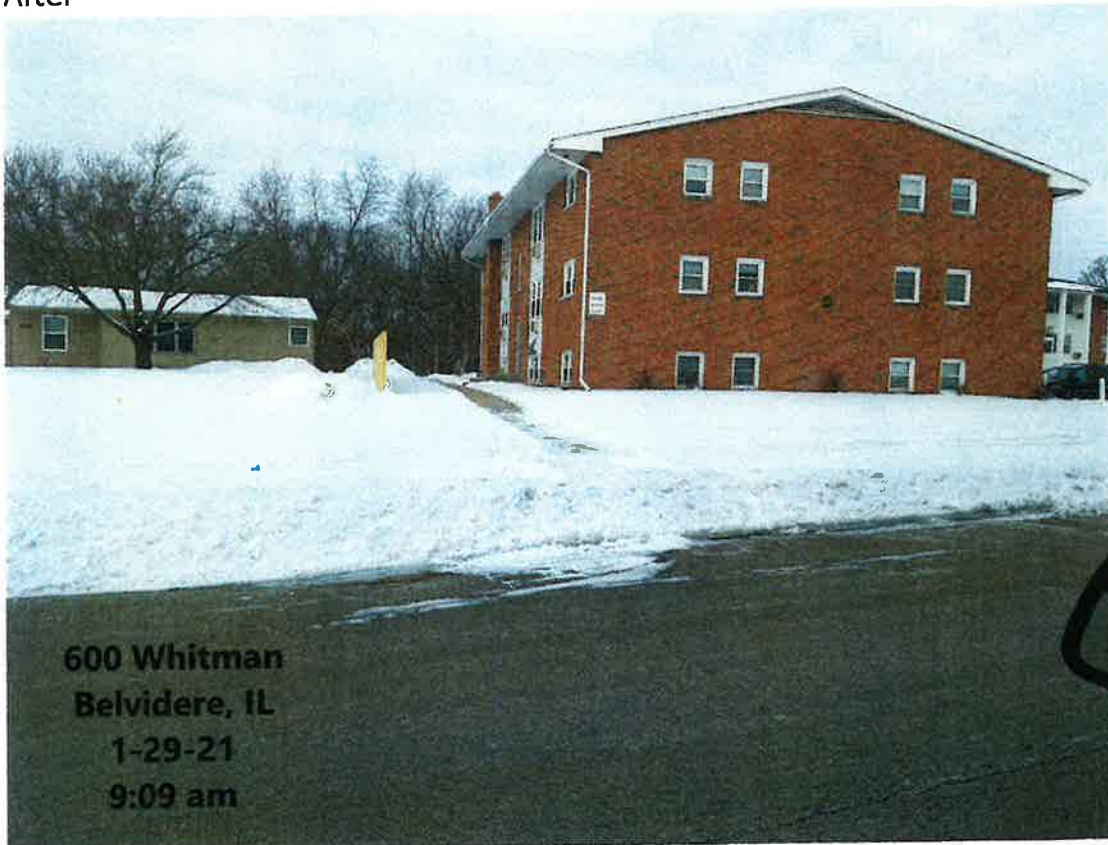


600 Whitman

Before

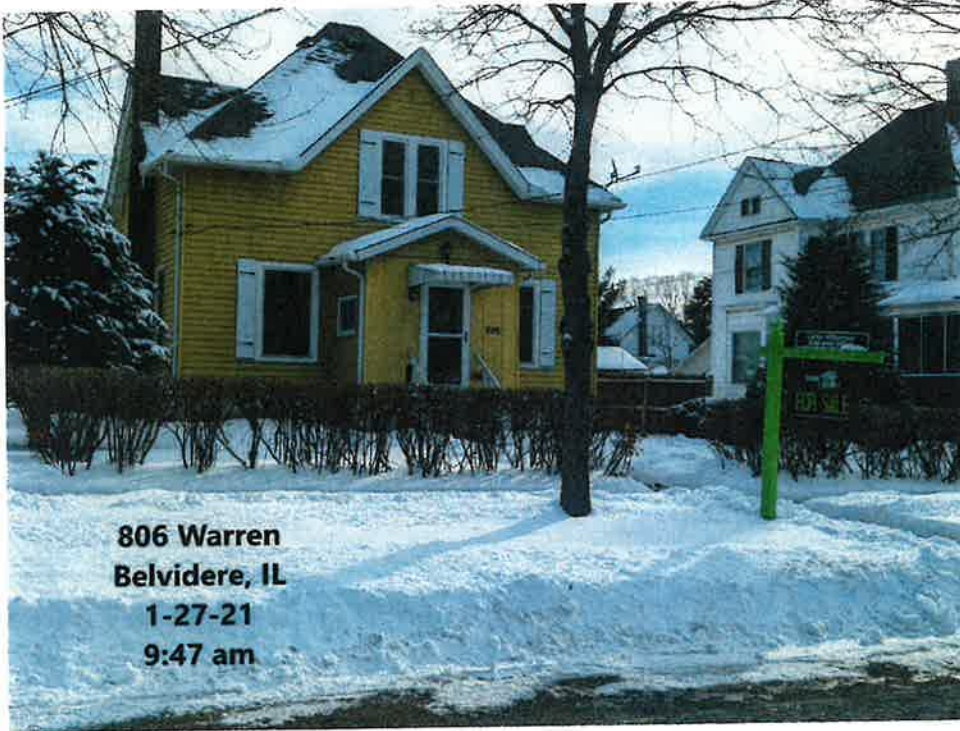


After



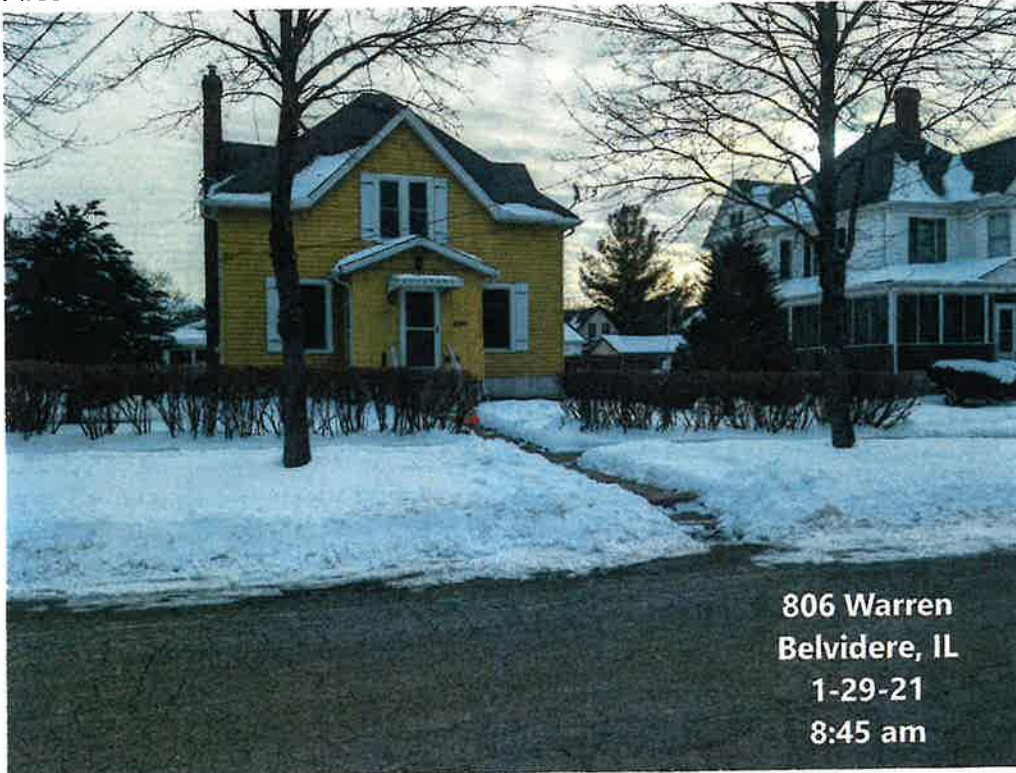
806 Warren

Before



806 Warren
Belvidere, IL
1-27-21
9:47 am

After



806 Warren
Belvidere, IL
1-29-21
8:45 am

1122 W. 12th St.

Before



After



1810 14th Ave.

Before



After



January 2021 Permits

ADVANCED SEARCH RESULTS

Select View ▾

Selected	Permit Number	Property Address	Issued Date	Permit Type	Description	Assigned To	Primary Contractor	Status	Fee Total
	20201323	2192 N STATE ST	01/07/2021	Sign	SIGN - 35 sf face change only - Mauer Real Estate	Cara Whetsel	CorPro Signs	Closed	\$110.00
	20210001	600 WHITMAN ST	01/05/2021	Fence	Fence- 6' wood, side yard of apartment building	Cara Whetsel	TriStar Fencing	Closed	\$80.00
	20210006	1115 N STATE	01/13/2021	Sign	Family Dollar Temporary Sign 32 sqft - up 1/14/21 - 2/14/21	Cara Whetsel	ASAP Events Advertising	Open	\$110.00
	20201324	514 S MAIN ST	01/04/2021	Building	PORCH repair - replace cinderblock wall with posts in 42" footings. Replace handrail & guardrail approved at 34" height.	Cara Whetsel	Owner	Open	\$75.00

INCOME STATEMENT FOR THE GENERAL FUND

				Through	January	2021	
	Account #	Actual FY 19	Actual FY 20	Month of January	YTD Actual for FY 21	Budget FY 21	75% of budget
General Administration							
RE Property Tax	01-4-110-4010	1,773,398.86	1,771,339.58	0.00	1,764,843.02	1,769,385	100%
Hotel / Motel Tax	01-4-110-4011	3,701.93	3,312.40	0.00	616.35	3,420	18%
Auto Rental Tax	01-4-110-4012	7,258.78	8,204.62	638.63	2,330.62	7,200	32%
Muni Infrastructure Maint	01-4-110-4013	115,226.64	104,268.24	6,592.54	69,936.06	105,000	67%
State Income Tax	01-4-110-4100	2,484,021.35	2,773,012.39	271,273.93	2,133,371.10	2,686,425	79%
Home Rule Sales Tax	01-4-110-4109	75,146.73	1,126,401.37	89,516.43	780,713.09	1,130,065	69%
Muni Sales Tax	01-4-110-4110	3,583,825.71	3,650,909.59	317,811.23	2,663,929.39	3,660,790	73%
Sales Tax to Developer	01-4-110-4111	0.00	0.00	0.00	0.00	0	0%
Local Use Tax	01-4-110-4112	756,473.16	882,828.38	101,217.37	809,204.78	908,267	89%
Local Motor Fuel Tax	01-4-110-4113	339,494.03	555,545.47	37,196.42	368,316.91	564,000	65%
Cannabis Tax	01-4-110-4115	0.00	4,186.72	2,828.26	13,490.18	0	0%
Replacement Tax	01-4-110-4120	450,226.41	592,182.72	86,431.64	377,308.44	451,329	84%
Repl Tax Dist to Pensions	01-4-110-4121	(268,051.00)	(268,051.00)	0.00	(75,000.00)	(264,297)	28%
Grants	01-4-110-4150	2,270.00	780.00	32,155.33	1,091,866.38	0	0%
Business License	01-4-110-4200	13,640.00	14,720.00	145.00	7,990.00	14,950	53%
Liquor License & Fines	01-4-110-4210	169,400.00	122,000.00	2,500.00	151,650.00	117,900	129%
Amusement Machine	01-4-110-4230	65,800.00	79,000.00	0.00	64,329.34	85,000	76%
Court Fines	01-4-110-4400	340,756.68	245,626.72	8,929.41	106,895.64	282,238	38%
Parking Fines	01-4-110-4410	21,254.00	16,215.00	635.00	1,885.00	21,040	9%
Seized Vehicle Fee	01-4-110-4420	71,300.00	52,951.00	3,000.00	22,400.00	64,800	35%
Engr Fees-Subdivision	01-4-110-4430	0.00	7,650.00	0.00	0.00	20,000	0%
Video Gambling	01-4-110-4440	345,766.25	385,882.34	19,620.53	177,381.59	366,000	48%
Franchise Fees	01-4-110-4450	333,905.39	274,773.86	0.00	197,629.38	279,964	71%
Comcast Fees	01-4-110-4455	0.00	0.00	0.00	0.00	0	0%
Death/Birth Certificates	01-4-110-4460	19,116.00	20,140.58	1,866.00	16,008.00	19,678	81%
Accident/Fire Reports	01-4-110-4470	6,033.00	4,354.80	120.00	2,275.00	5,108	45%
Annexation/Plat Fees	01-4-110-4471	0.00	0.00	0.00	0.00	20,000	0%
Tipping Fees	01-4-110-4472	70,326.78	44,938.58	29.37	52,265.61	64,858	81%
Fuel Charges (outside vendors)	01-4-110-4550	216,537.69	266,766.97	31,688.71	206,546.60	223,950	92%
Interest Income	01-4-110-4600	131,547.84	212,331.78	793.67	94,537.25	128,000	74%
Misc Revenues	01-4-110-4900	19,146.17	44,213.01	675.00	16,277.50	18,000	90%
Heritage Days	01-4-110-4901	126,730.98	69,885.14	1,190.00	5,265.00	0	0%
Historic Pres. Fund Raising	01-4-110-4902	4,497.07	7,409.00	0.00	600.00	0	0%
Historic Pres. Grant Reimb.	01-4-110-4903	16,288.89	0.00	0.00	0.00	0	0%
Sale of Assets	01-4-110-4950	0.00	0.00	0.00	398,607.00	0	0%
Operating Transfer in (Reserve)	01-4-110-9998	0.00	0.00	0.00	0.00	1,200,000	0%
Total General Administration Revenues		11,295,039.34	13,073,779.26	1,016,854.47	11,523,469.23	13,953,070	83%
Salaries - Elected Officials	01-5-110-5000	214,542.34	205,390.44	16,606.80	157,218.22	215,889	73%
Salaries - Regular - FT	01-5-110-5010	233,508.86	243,795.58	22,215.28	188,923.05	240,828	78%
Group Health Insurance	01-5-110-5130	469,143.70	420,790.13	32,717.00	288,429.01	529,174	55%
Health Ins Claims Pd (Dental)	01-5-110-5131	29,265.19	16,236.00	1,058.40	17,090.28	35,000	49%
Group Life Insurance	01-5-110-5132	1,391.85	1,381.05	114.75	1,031.40	1,512	68%
Health Insurance Reimb.	01-4-110-4540	(143,896.26)	(139,970.00)	(17,017.56)	(111,625.03)	(139,504)	80%
Unemployment Compensation	01-5-110-5136	0.00	0.00	0.00	0.00	0	0%
Meeting & Conferences	01-5-110-5154	10,976.86	9,075.32	0.00	3,063.94	14,430	21%
Subscriptions/Ed Materials	01-5-110-5156	697.41	969.05	0.00	842.94	700	120%
Gen Admin Personnel & Benefit Expenses		815,629.95	757,667.57	55,694.67	544,973.81	898,029	61%
Repairs/Maint - Bldgs	01-5-110-6010	29,490.02	22,577.04	1,580.15	19,726.21	26,060	76%
Repairs/Maint - Equip	01-5-110-6020	5,021.27	5,322.61	113.74	2,172.53	5,500	40%
Legal	01-5-110-6110	7,389.97	6,129.15	588.81	6,607.82	15,100	44%
Other Professional Services	01-5-110-6190	69,382.71	52,965.60	28,559.31	103,204.66	78,000	0%
Back to Business Grant	01-5-110-6191	0.00	0.00	22,500.00	350,000.00	0	0%
Telephone	01-5-110-6200	21,790.61	20,891.55	2,581.29	35,272.52	45,660	77%
Codification	01-5-110-6225	5,941.33	4,804.52	0.00	0.00	5,000	0%
Other Communications	01-5-110-6290	3,101.48	2,716.86	187.34	1,628.39	2,700	60%
Gen Admin Contractual Expenses		142,117.39	115,407.33	56,110.64	518,612.13	178,020	291%

General Administration (cont)	Account #	Actual FY 19	Actual FY 20	Month of January	YTD Actual for FY 21	Budget FY 21	75% of budget
Office Supplies	01-5-110-7020	41,698.15	73,977.62	5,083.36	97,822.62	84,800	115%
Gas and Oil	01-5-110-7030	195,925.85	239,759.75	16,230.27	203,865.72	206,400	99%
Other Supplies	01-5-110-7800	4,934.41	5,703.14	342.70	1,552.85	6,800	23%
Gen Admin Supplies Expenses		242,558.41	319,440.51	21,656.33	303,241.19	298,000	102%
Miscellaneous Expense	01-5-110-7900	75,992.49	88,883.58	2,911.88	79,693.85	83,830	95%
Reimb of Seized Vehicle Fee	01-5-110-7901	300.00	300.00	0.00	300.00	0	0%
Heritage Days	01-5-110-7902	94,303.95	116,318.11	0.00	4,225.00	0	0%
Comcast Charges	01-5-110-7903	0.00	0.00	0.00	0.00	0	0%
Historic Preservation	01-5-110-7904	0.00	0.00	0.00	0.00	0	0%
Operating Transfers Out	01-5-110-9999	659,243.00	1,846,636.00	0.00	530,784.20	2,248,332	24%
Total General Administration Expenses		2,030,145.19	3,244,653.10	136,373.52	1,981,830.18	3,706,211	53%
NET GENERAL ADMINISTRATION		9,264,894.15	9,829,126.16	880,480.95	9,541,639.05	10,246,859	93%
General Fund - Audit Department							
RE Taxes - Audit	01-4-130-4010	20,071.81	20,048.00	0.00	19,974.87	20,000	100%
Accounting & Auditing	01-5-130-6100	31,000.00	36,550.00	0.00	43,701.00	37,500	117%
NET - AUDIT DEPARTMENT		(10,928.19)	(16,502.00)	0.00	(23,726.13)	(17,500)	136%
General Fund - IMRF Department							
RE Taxes - IMRF	01-4-140-4010	65,160.99	65,073.68	0.00	64,831.33	65,000	100%
Replacement Tax	01-4-140-4120	93,615.00	93,615.00	0.00	50,000.00	90,999	55%
Expense Reimbursement	01-4-140-4940	27,163.09	22,902.11	1,784.39	18,618.46	28,278	66%
Total IMRF Revenues		185,939.08	181,590.79	1,784.39	133,449.79	184,277	72%
IMRF Premium Expense	01-5-140-5120	165,964.27	155,360.86	13,347.64	136,055.88	177,268	77%
NET - IMRF DEPARTMENT		19,974.81	26,229.93	(11,563.25)	(2,606.09)	7,009	-37%
General Fund - Social Security Department							
RE Taxes - FICA/Med	01-4-150-4010	200,458.46	200,225.56	0.00	199,510.12	200,000	100%
Expense Reimbursement	01-4-150-4940	136,303.35	141,794.02	9,724.85	99,880.93	146,914	68%
Library Expense Reimb.	01-4-150-4941	30,369.12	29,872.91	2,102.34	20,456.71	30,983	66%
Total Soc Security Revenues		367,130.93	371,892.49	11,827.19	319,847.76	377,897	85%
FICA Expense	01-5-150-5110	212,627.84	225,776.53	16,361.51	160,823.14	239,885	67%
Medicare Expense	01-5-150-5112	132,929.26	141,856.22	10,475.00	101,775.26	151,328	67%
Total Soc Security Expenses		345,557.10	367,632.75	26,836.51	262,598.40	391,213	67%
NET - SOCIAL SECURITY DEPT		21,573.83	4,259.74	(15,009.32)	57,249.36	(13,316)	-530%
General Fund - Liability Insurance Dept							
RE Taxes - Ins Liability	01-4-160-4010	300,707.66	300,355.82	0.00	299,250.20	300,000	100%
Expense Reimbursement	01-4-160-4940	0.00	0.00	0.00	0.00	-	0%
Total Liability Insurance Revenues		300,707.66	300,355.82	0.00	299,250.20	300,000	100%
Insurance Premium	01-5-160-6800	457,401.38	454,790.04	0.00	450,495.04	480,375	94%
NET - LIABILITY INSURANCE DEPT		(156,693.72)	(154,434.22)	0.00	(151,244.84)	(180,375)	84%

Police Department	Account #	Actual FY 19	Actual FY 20	Month of January	YTD Actual for FY 21	Budget FY 21	75% of budget
RE Property Tax	01-4-210-4010	1,204,169.39	1,202,740.52	0.00	1,198,343.15	1,201,417	100%
Grants	01-4-210-4150	23,220.96	31,730.51	0.00	56,731.62	30,768	184%
Police Court Fines	01-4-210-4400	0.00	0.00	3,577.99	3,577.99	0	0%
Sex Offender Reg Fee	01-4-210-4480	5,120.00	4,490.00	100.00	2,620.00	5,000	52%
Miscellaneous Revenues	01-4-210-4900	171,816.00	117,900.24	920.22	54,584.06	194,878	28%
Expense Reimbursement	01-4-210-4940	10,604.69	25,272.36	500.00	7,594.20	0	0%
SRO Reimbursement	01-4-210-4945	0.00	86,515.04	0.00	0.00	0	0%
Sale of Assets	01-4-210-4950	0.00	12,727.33	0.00	0.00	0	0%
Total Police Department Revenues		1,414,931.04	1,481,376.00	5,098.21	1,323,451.02	1,432,063	92%
Salary - Regular - FT	01-5-210-5010	3,482,996.70	3,586,222.29	281,003.89	2,688,418.52	3,808,854	71%
Overtime	01-5-210-5040	257,388.47	297,036.04	28,168.10	154,307.28	406,000	38%
Police Pension	01-5-210-5122	1,184,097.58	1,237,250.52	0.00	1,143,905.03	1,326,460	86%
Health Insurance	01-5-210-5130	859,401.28	877,431.77	70,195.30	666,270.50	974,355	68%
Dental claims	01-5-210-5131	61,897.10	38,816.95	3,870.40	35,200.19	60,000	59%
Unemployment Compensation	01-5-210-5136	0.00	0.00	0.00	0.00	0	0%
Uniform Allowance	01-5-210-5140	64,457.79	80,001.68	161.95	67,091.57	77,539	87%
Training	01-5-210-5152	48,636.26	45,402.84	1,200.00	23,545.74	88,905	26%
Police Dept Personnel & Benefit Expenses		5,958,875.18	6,162,162.09	384,599.64	4,778,738.83	6,742,113	71%
Repair/Maint-Equipment	01-5-210-6020	19,006.73	22,274.00	818.03	11,261.29	30,280	37%
Repair/Maint-Vehicles	01-5-210-6030	73,869.32	78,451.40	1,847.71	32,475.66	115,700	28%
Telephone/Utilities	01-5-210-6200	44,988.32	41,055.92	1,740.76	36,129.21	44,000	82%
Physical Exams	01-5-210-6810	0.00	760.00	0.00	0.00	2,135	0%
Community Policing	01-5-210-6816	6,891.77	4,795.31	67.68	3,998.75	13,500	30%
K 9 Program Expenses	01-5-210-6818	3,706.73	7,769.36	860.60	4,723.20	8,800	54%
Sex Offender State Disburse	01-5-210-6835	2,955.00	2,860.00	65.00	1,630.00	3,600	0%
Police Department - Contractual Expenses		151,417.87	157,965.99	5,399.78	90,218.11	218,015	41%
Office Supplies	01-5-210-7020	5,951.77	4,977.90	918.80	4,953.53	8,050	62%
Gas & Oil	01-5-210-7030	91,331.46	86,586.27	6,573.74	45,107.50	112,500	40%
Operating Supplies	01-5-210-7040	27,198.27	32,063.10	117.27	3,847.86	45,825	8%
Miscellaneous Expense	01-5-210-7900	12,406.53	17,541.14	922.69	2,800.41	31,700	9%
Police Department - Supplies Expense		136,888.03	141,168.41	8,532.50	56,709.30	198,075	29%
Equipment	01-5-210-8200	45,757.37	51,244.10	358.11	14,859.00	66,650	22%
Vehicles	01-5-210-8300	0.00	0.00	0.00	0.00	0	0%
Total Police Department Expenses		6,292,938.45	6,512,540.59	398,890.03	4,940,525.24	7,224,853	68%
NET - POLICE DEPARTMENT		(4,878,007)	(5,031,165)	(393,792)	(3,617,074)	(5,792,790)	62%
Public Safety Building Department							
Salaries - Regular - FT	01-5-215-5010	656,405.23	647,231.55	73,786.15	453,912.18	706,198	64%
Other (FICA & IMRF)	01-5-215-5079	106,740.45	97,912.33	12,366.56	76,075.67	124,644	61%
Other Contractual Services	01-5-215-6890	376,337.30	334,841.51	22,770.59	205,631.87	318,232	65%
NET - PUBLIC SAFETY BLDG DEPT		(1,139,482.98)	(1,079,985.39)	(108,923.30)	(735,619.72)	(1,149,074)	64%

Fire Department	Account #	Actual FY 19	Actual FY 20	Month of January	YTD Actual for FY 21	Budget FY 21	75% of budget
RE Property Tax	01-4-220-4010	1,023,473.06	1,022,263.58	0.00	1,018,529.54	1,021,132	100%
Grants	01-4-220-4150	6,465.97	18,000.00	0.00	500.00	0	0%
Miscellaneous Revenues	01-4-220-4900	15,181.83	30,471.65	85.00	8,322.68	25,000	33%
Expense Reimbursement	01-4-220-4940	723.41	0.00	0.00	0.00	0	0%
Sale of Assets	01-4-220-4950	0.00	0.00	0.00	0.00	0	0%
Total Fire Department Revenues		1,045,844.27	1,070,735.23	85.00	1,027,352.22	1,046,132	98%
Salaries - Regular - FT	01-5-220-5010	2,113,028.04	2,182,621.77	168,873.46	1,641,246.71	2,351,452	70%
Overtime	01-5-220-5040	164,132.42	136,846.08	12,009.83	104,701.48	140,000	75%
Fire Pension	01-5-220-5124	1,003,401.25	1,036,418.58	0.00	969,350.33	1,088,082	89%
Health Insurance	01-5-220-5130	497,102.45	501,143.78	42,661.30	369,731.60	595,102	62%
Dental Insurance	01-5-220-5131	21,475.39	22,802.26	1,460.00	16,374.84	32,000	51%
Unemployment Compensation	01-5-220-5136	0.00	0.00	0.00	0.00	0	0%
Uniform Allowance	01-5-220-5140	35,179.94	29,863.51	0.00	32,073.47	34,400	93%
Training	01-5-220-5152	25,591.17	12,084.22	244.96	7,835.83	20,000	39%
Fire Depart Personnel & Benefits Expenses		3,859,910.66	3,921,780.20	225,249.55	3,141,314.26	4,261,036	74%
Repair/Maint-Bldg	01-5-220-6010	16,496.91	50,548.36	1,286.27	40,059.93	40,000	100%
Repair/Maint-Equipment	01-5-220-6020	14,161.97	10,528.87	60.71	6,383.05	17,000	38%
Repair/Maint-Vehicles	01-5-220-6030	29,835.21	36,015.74	886.22	41,095.82	55,000	75%
Telephone/Utilities	01-5-220-6200	9,898.30	12,670.09	878.22	7,185.04	10,440	69%
Physical Exams	01-5-220-6810	775.00	758.28	0.00	366.08	2,500	15%
Fire Prevention	01-5-220-6822	8,658.69	10,882.27	90.00	2,384.27	12,000	20%
Emergency Med Supplies	01-5-220-6824	6,832.05	11,333.70	2,124.22	7,714.53	11,500	67%
Fire Department - Contractual Expenses		86,658.13	132,737.31	5,325.64	105,188.72	148,440	71%
Office Supplies	01-5-220-7020	11,513.87	8,184.19	3,398.36	11,868.13	15,300	78%
Gas & Oil	01-5-220-7030	19,560.59	18,649.42	1,206.26	8,793.57	20,000	44%
Operating Supplies	01-5-220-7040	8,167.34	9,249.97	628.26	6,125.72	10,000	61%
Miscellaneous Expense	01-5-220-7900	556.94	653.44	0.00	224.42	1,000	22%
Fire Department - Supplies Expenses		39,798.74	36,737.02	5,232.88	27,011.84	46,300	58%
Equipment	01-5-220-8200	30,052.31	25,895.72	1,771.51	23,661.96	25,000	95%
Total Fire Department Expenses		4,016,419.84	4,117,150.25	237,579.58	3,297,176.78	4,480,776	74%
NET - FIRE DEPARTMENT		(2,970,575.57)	(3,046,415.02)	(237,494.58)	(2,269,824.56)	(3,434,644)	66%
Police & Fire Commission Department							
Physical Exams	01-5-225-6810	5,306.86	5,448.25	0.00	3,608.70	16,500	22%
Other Contractual Services	01-5-225-6890	8,242.17	8,157.17	20.00	7,533.40	10,015	75%
NET - POLICE & FIRE COMMISSION		(13,549.03)	(13,605.42)	(20.00)	(11,142.10)	(26,515)	42%

Community Development	Account #	Actual FY 19	Actual FY 20	Month of January	YTD Actual for FY 21	Budget FY 21	75% of budget
Building Permits	01-4-230-4300	127,617.70	123,063.26	2,155.07	128,393.74	158,827	81%
Electric Permits	01-4-230-4310	10,156.00	10,819.69	400.45	7,814.50	16,000	49%
Electrician Certification Fees	01-4-230-4315	2,900.00	3,050.00	0.00	950.00	3,000	32%
Plumbing Permits	01-4-230-4320	7,132.50	1,019.08	137.50	695.00	5,000	14%
HVAC Permits	01-4-230-4330	3,035.00	2,426.32	163.05	4,225.38	3,035	139%
Plan Review Fees	01-4-230-4340	14,167.00	8,399.28	294.75	9,433.30	20,000	47%
Sidewalk/Lot Grading Fees	01-4-230-4350	677.50	1,667.50	42.50	5,517.50	3,000	184%
Insulation Permits	01-4-230-4360	767.50	555.00	15.00	515.00	800	64%
Fire Review Fees	01-4-230-4365			0.00	534.00		0%
Zoning Review Fee	01-4-230-4370	2,615.00	2,382.50	97.50	2,977.50	3,400	88%
Code Enforcement	01-4-230-4380	6,500.00	5,100.00	0.00	1,875.00	6,500	29%
Other Permits	01-4-230-4390	4,620.00	4,810.00	150.00	3,487.50	5,500	63%
Miscellaneous Revenues	01-4-230-4900	305.00	58.95	0.00	0.00	200	0%
Expense Reimbursement	01-4-230-4940	3,696.39	1,025.82	248.40	1,359.30	2,805	48%
Planning Fees	01-4-230-4950	17,425.00	3,762.50	2,000.00	5,750.00	10,897	53%
Planning Misc.	01-4-230-4955	3,140.00	7,340.50	155.00	13,311.55	900	1479%
Building Department - Revenues		204,754.59	175,480.40	5,859.22	186,839.27	239,864	78%
Salaries- Regular - FT	01-5-230-5010	244,444.80	238,062.20	16,676.53	179,927.75	266,350	68%
FICA	01-5-230-5079	17,964.90	18,682.88	1,275.76	13,764.43	20,376	68%
IMRF	01-5-230-5120	27,163.09	22,902.11	1,784.39	18,618.46	28,281	66%
Health Ins Expense	01-5-230-5130	85,458.67	64,424.18	5,050.99	46,065.35	74,770	62%
Dental Insurance	01-5-230-5131	3,608.00	3,633.60	0.00	2,520.80	4,000	63%
Unemployment	01-5-230-5136	0.00	0.00	0.00	0.00	0	0%
Training	01-5-230-5152	3,398.57	3,617.86	0.00	535.00	5,000	11%
Building Dept Personnel & Benefits Expense		382,038.03	351,322.83	24,787.67	261,431.79	398,777	66%
Repair/Maint - Equip	01-5-230-6020	7,339.11	5,970.33	28.43	2,463.91	6,100	40%
Repair/Maint - Vehicles	01-5-230-6030	489.59	114.64	27.99	27.99	1,000	3%
Other Professional Services	01-5-230-6190	46,519.84	31,195.97	2,041.00	25,671.00	47,000	55%
Telephone	01-5-230-6200	2,660.30	2,350.96	220.52	1,610.43	2,400	67%
Postage	01-5-230-6210	5,158.88	2,322.87	254.00	2,685.71	3,577	75%
Printing & Publishing	01-5-230-6220	3,334.70	2,065.60	70.00	1,247.00	2,743	45%
Other Contractual Services	01-5-230-6890	0.00	0.00	0.00	6,150.02	6,150	100%
Building Department - Contractual Expenses		65,502.42	44,020.37	2,641.94	39,856.06	68,970	58%
Office Supplies	01-5-230-7020	6,765.38	4,308.31	60.38	1,395.23	9,000	16%
Gas & Oil	01-5-230-7030	627.54	826.41	54.40	663.72	1,000	66%
Miscellaneous Expense	01-5-230-7900	199.42	1,429.00	(1,264.50)	11,157.57	750	1488%
Operating Transfer Out	01-5-230-9999	0.00	0.00	0.00	0.00	0	0%
Building Department - Supplies Expenses		7,592.34	6,563.72	(1,149.72)	13,216.52	10,750	123%
Total Building Department Expenses		455,132.79	401,906.92	26,279.89	314,504.37	478,497	66%
NET - BUILDING DEPARTMENT		(250,378.20)	(226,426.52)	(20,420.67)	(127,665.10)	(238,633)	53%
Civil Defense Department							
RE Tax - Civil Defense	01-4-240-4010	7,018.63	7,025.27	0.00	7,014.58	7,000	100%
Miscellaneous Revenues	01-4-240-4900	0.00	0.00	0.00	0.00	0	0%
Miscellaneous Expense	01-5-240-7900	5,265.00	8,794.00	0.00	370.00	7,000	5%
NET - CIVIL DEFENSE DEPARTMENT		1,753.63	(1,768.73)	0.00	6,644.58	0	#DIV/0!

Street Department	Account #	Actual FY 19	Actual FY 20	Month of January	YTD Actual for FY 21	Budget FY 21	75% of budget
RE Tax - Road & Bridge	01-4-310-4010	324,161.48	319,897.13	0.00	328,939.38	320,000	103%
Grants	01-4-310-4150	51,100.20	35,309.53	0.00	11,561.51	0	0%
Sidewalk/Driveway/Lot Grading	01-4-310-4350	2,524.00	0.00	0.00	0.00	0	0%
Miscellaneous Revenues	01-4-310-4900	3,046.51	1,375.00	175.00	2,097.90	3,000	0%
Expense Reimbursement	01-4-310-4940	83,599.28	31,097.21	0.00	81,968.11	10,000	0%
Expense Reimbursement	01-5-310-4940	(39,605.40)	0.00	0.00	0.00	-	0%
Sale of Assets	01-4-310-4950	21,338.70	0.00	0.00	0.00	-	0%
Street Department - Revenues		446,164.77	387,678.87	175.00	424,566.90	333,000	127%
Salaries - Regular - FT	01-5-310-5010	583,118.92	660,525.39	51,646.60	467,376.30	694,500	67%
Overtime	01-5-310-5040	48,528.08	50,096.91	4,575.33	35,862.86	45,000	80%
Health Insurance	01-5-310-5130	148,531.47	189,913.60	14,396.00	147,846.00	201,096	74%
Uniform Allowance	01-5-310-5140	15,546.66	15,911.71	1,251.27	10,727.06	16,000	67%
Training	01-5-310-5152	150.00	267.40	0.00	125.00	1,500	8%
Street Dept - Personnel & Benefits Expenses		795,875.13	916,715.01	71,869.20	661,937.22	958,096	69%
Repair/Maint - Storm Drain	01-5-310-6001	34,852.73	27,402.98	5,306.21	35,711.33	30,000	119%
Repair/Maint - St/Parking Lot	01-5-310-6002	103,068.06	153,329.79	2,389.85	153,151.57	97,500	157%
Repair/Maint - Sidewalk/Curb	01-5-310-6003	40,493.85	65,458.33	(214.00)	42,164.63	40,000	105%
Repair/Maint - Building	01-5-310-6010	4,650.21	34,178.02	564.91	2,991.37	10,000	30%
Repair/Maint - Equipment	01-5-310-6020	108,432.84	117,906.20	6,925.92	72,220.98	110,000	66%
Repair/Maint - Traffic Signal	01-5-310-6024	73,972.81	29,222.52	611.10	57,374.99	30,000	191%
Telephone/Utilities	01-5-310-6200	7,781.33	10,360.46	1,151.13	7,573.66	8,000	95%
Leaf Clean-up/Removal	01-5-310-6826	912.00	11,476.50	0.00	615.60	12,000	5%
Street Department - Contractual Expenses		374,163.83	449,334.80	16,735.12	371,804.13	337,500	110%
Office Supplies	01-5-310-7020	2,836.57	3,493.18	257.99	6,246.08	6,000	104%
Gas & Oil	01-5-310-7030	79,669.29	54,960.72	5,302.73	38,458.63	75,000	51%
Operating Supplies	01-5-310-7040	28,398.03	25,081.56	1,720.43	15,240.37	30,000	51%
Miscellaneous Expense	01-5-310-7900	1,818.11	4,416.39	67.50	236,485.31	2,000	0%
Street Department - Supplies Expenses		112,722.00	87,951.85	7,348.65	296,430.39	113,000	262%
Equipment	01-5-310-8200	0.00	45,100.00	0.00	17,235.00	0	0%
Total Street Department Expenses		1,282,760.96	1,499,101.66	95,952.97	1,347,406.74	1,408,596	96%
NET - STREET DEPARTMENT		(836,596.19)	(1,111,422.79)	(95,777.97)	(922,839.84)	(1,075,596)	86%
Street Lighting							
RE Tax - Street Lighting	01-4-330-4010	210,494.34	210,229.60	0.00	209,462.73	210,000	100%
Expense Reimbursement	01-5-330-4940	0.00	0.00	0.00	0.00	0	0%
Repair/ Maint - Street Light	01-5-330-6022	18,840.36	14,679.97	799.54	9,660.15	30,000	32%
Street Lighting - electricity	01-5-330-6310	278,935.37	258,256.39	24,806.98	174,926.21	230,000	76%
NET - STREET LIGHTING		(87,281.39)	(62,706.76)	(25,606.52)	24,876.37	(50,000)	-50%

Landfill Department	Account #	Actual FY 19	Actual FY 20	Month of January	YTD Actual for FY 21	Budget FY 21	75% of budget
RE Tax - Refuse/Landfill	01-4-335-4010	50,124.61	50,065.13	0.00	49,902.37	50,000	100%
Miscellaneous Revenue	01-4-335-4900	0.00	0.00	0.00	0.00	0	0%
Miscellaneous Expenses	01-5-335-7900	52,605.91	53,019.65	85.94	53,705.54	54,000	99%
NET - GARBAGE DEPARTMENT		(2,481.30)	(2,954.52)	(85.94)	(3,803.17)	(4,000)	95%
Forestry Department							
RE Tax - Forestry	01-4-340-4010	40,118.67	40,056.08	0.00	39,914.95	40,000	100%
Other Fees	01-4-340-4490	0.00	0.00	0.00	0.00	0	0%
Miscellaneous	01-4-340-4900	0.00	0.00	0.00	12,815.00	0	0%
Forestry Department Revenues		40,118.67	40,056.08	0.00	52,729.95	40,000	132%
Repair/ Maint - Other	01-5-340-6090	0.00	0.00	0.00	0.00	0	0%
Tree Removal or Purchase	01-5-340-6850	43,869.65	30,694.15	0.00	96,546.00	40,000	241%
Miscellaneous Expense	01-5-340-7900	0.00	0.00	0.00	0.00	-	0%
Forestry Department Expenses		43,869.65	30,694.15	0.00	96,546.00	40,000	241%
NET - FORESTRY DEPARTMENT		(3,750.98)	9,361.93	0.00	(43,816.05)	0	0%
Engineering Department							
Engineering	01-5-360-6140	8,652.64	24,055.56	0.00	3,314.76	27,000	12%
Subdivision Expense	01-5-360-6824	2,277.50	414.00	0.00	8,487.50	10,000	85%
Office Supplies	01-5-360-7020	6,181.27	5,398.67	1,530.27	7,885.10	7,600	104%
Gas & Oil	01-5-360-7030	0.00	0.00	0.00	0.00	-	0%
NET - ENGINEERING DEPARTMENT		(17,111.41)	(29,868.23)	(1,530.27)	(19,687.36)	(44,600)	44%
Health / Social Services							
Council on Aging	01-5-410-6830	23,000.00	23,000.00	0.00	0.00	23,000	0%
Demolition / Nuisance	01-5-410-6832	1,630.00	1,628.00	0.00	40,873.33	-	0%
NET - HEALTH / SOCIAL SERVICES		(24,630.00)	(24,628.00)	0.00	(40,873.33)	(23,000)	178%
Economic Development							
Planning Dept Services	01-5-610-6150	28,171.00	38,911.59	0.00	960.00	27,500	3%
Economic / Business	01-5-610-6840	73,000.00	84,945.00	0.00	64,151.50	91,000	70%
Tourism	01-5-610-6842	6,000.00	5,000.00	0.00	5,000.00	6,000	83%
Historic Preservation	01-5-610-6844	7,782.89	19,199.64	699.00	9,114.74	4,000	228%
NET - ECONOMIC DEVELOPMENT		(114,953.89)	(148,056.23)	(699.00)	(79,226.24)	(128,500)	62%
Buchanan Street Strolls							
Strolls Vendor Fee	01-4-615-4490	0.00	1,040.00	0.00	539.00	3,000	18%
Strolls Sponsors	01-4-615-4495	0.00	6,750.00	0.00	2,000.00	7,000	29%
Strolls Miscellaneous	01-4-615-4900	0.00	0.00	0.00	0.00	7,200	0%
STROLLS REVENUE		0.00	7,790.00	0.00	2,539.00	(17,200)	0%
Buchanan Strolls Entertainment	01-5-615-6190	0.00	0.00	0.00	12,379.00	13,500	92%
Buchanan Strolls Supplies	01-5-615-7900	0.00	0.00	0.00	2,253.44	5,750	39%
Buchanan Strolls Misc.	01-5-615-7900	0.00	0.00	669.60	5,074.46	3,000	169%
STROLLS EXPENSES		0.00	0.00	669.60	19,706.90	(22,250)	0%
NET - BUCHANAN STREET STROLLS		0.00	7,790.00	4,408.40	(17,167.90)	5,050	0%
Utility Tax Dept.							
Utility Tax - Electric	01-4-751-4131	1,416,157.49	1,290,603.64	114,182.40	904,277.54	1,391,504	65%
Utility Tax - Gas	01-4-751-4132	364,109.68	350,947.60	134,054.28	629,682.96	325,500	193%
Utility Tax - Telephone	01-4-751-4133	230,453.27	208,486.70	13,185.07	139,872.09	218,260	64%
Grants	01-4-751-4150	318,185.11	0.00	0.00	0.00	0	0%
Expense Reimbursement	01-4-751-4940	6,768.29	0.00	0.00	25,249.29	0	0%
Tripp Rd. Reconstruction	01-5-751-8056	563,641.56	58,411.36	0.00	0.00	0	0%
Southside Stormsewer Study	01-5-751-8058	24,289.75	0.00	0.00	0.00	0	0%
Bellwood Detention Basin	01-5-751-8060	35,002.50	0.00	0.00	6,444.67	0	0%
Poplar Grove/ Lawrenceville Int	01-5-751-8062	2,290.00	0.00	0.00	0.00	0	0%
		1,710,450.03	1,791,626.58	261,421.75	1,692,637.21	1,935,264	87%
TOTAL GENERAL FUND REVENUES		17,924,013.58	19,228,140.88	1,303,105.23	17,278,931.77	20,128,567	86%
TOTAL GENERAL FUND EXPENSES		17,411,787.39	18,509,684.96	1,072,794.77	14,022,201.85	20,123,028	70%
NET REV OVER (UNDER) EXP		512,226.19	718,455.92	230,310.46	3,256,729.92	5,540	

CASH FLOW STATEMENT FOR WATER / SEWER FUND as of January 31, 2021

Water / Sewer General Administration

Line Item	Account #	Actual FY 19	Actual FY 20	Month of January	Actual FY 21	Budget FY 21	75.00% used
Beginning Cash & Investments		75,606	75,606		75,632.00	75,632	
Interest Income-sweep acct	61-4-110-4600	0	26	0.00	0.00	0	
Miscellaneous Revenues	61-4-110-4900	0	473,115	0.00	0.00	0	
Operating Transfer Out	61-5-110-9999	0	473,115	0.00	0.00	0	
Ending Cash		75,606	75,632	0.00	75,632.00	75,632	

Water Department

Line Item	Account #	Actual FY 19	Actual FY 20	Month of January	Actual FY 21	Budget FY 21	75.00% used
Beginning Cash & Investments		430,423	546,350		264,901.10	539,400	
Water Consumption	61-4-810-4500	2,077,265	1,932,566	177,759.58	1,512,194.23	2,019,518	75%
Dep on Agr - Westhill	61-4-810-4521	2,111	4,240	0.00	0.00	0	0%
Meters Sold	61-4-810-4530	91,771	92,946	0.00	20,987.10	90,000	23%
Other Services	61-4-810-4590	5,559	4,810	30.00	2,119.50	6,500	33%
W/S Interest	61-4-810-4600	706	45	0.91	8.32	2,000	0%
Miscellaneous Revenues	61-4-810-4900	106	314	0.00	74,079.60	0	0%
Expense Reimbursement	61-4-810-4940	22,730	876	0.00	0.00	0	0%
Sale of Assets	61-4-810-4950	0	0	0.00	0.00	0	0%
Operating Transfers-In	61-4-810-9998	0	0	0.00	0.00	52,500	0%
Total Water Department Revenues		2,200,248	2,035,797	177,790.49	1,609,388.75	2,170,518	74%
Salaries - Regular - FT	61-5-810-5010	585,951	598,607	39,473.91	428,348.30	538,814	79%
Overtime	61-5-810-5040	39,362	43,751	0.00	26,187.79	35,000	75%
FICA Water	61-5-810-5079	52,123	52,560	3,007.08	32,803.80	43,897	75%
IMRF	61-5-810-5120	69,635	68,005	4,450.90	54,389.64	66,046	82%
Group Health Insurance	61-5-810-5130	176,383	192,718	14,695.50	141,276.50	175,160	81%
Uniform Allowance	61-5-810-5140	7,191	7,409	217.32	5,480.27	12,600	43%
Rep& Maint-Infrastructure	61-5-810-6000	130,980	106,456	12,740.44	61,058.41	74,000	83%
Rep& Maint - Buildings	61-5-810-6010	18,624	12,927	2,812.31	7,313.95	16,000	46%
Rep& Maint - Equipment	61-5-810-6020	54,621	41,405	1,466.54	17,988.68	33,000	55%
Rep& Maint - Vehicles	61-5-810-6030	38,809	16,166	30.47	6,492.78	20,000	32%
Rep& Maint - Contractual	61-5-810-6040	94,348	69,947	3,314.50	39,395.20	85,000	46%
Other Professional Serv	61-5-810-6190	15,504	4,255	257.99	1,979.45	64,500	3%
Telephone	61-5-810-6200	9,759	10,224	875.00	7,268.09	9,000	81%
Postage	61-5-810-6210	13,872	15,516	609.34	11,552.67	20,000	58%
Utilities	61-5-810-6300	256,770	223,094	19,229.14	156,919.43	250,000	63%
Office Equip Rental/Maint	61-5-810-6410	18,281	33,348	171.64	25,232.16	28,000	90%
Liability Insurance	61-5-810-6800	111,448	110,891	0.00	110,891.09	122,560	90%
Lab Expense	61-5-810-6812	42,859	25,244	1,396.73	11,874.19	36,000	33%
Office Supplies	61-5-810-7020	11,083	6,757	190.52	10,804.58	9,000	120%
Gas & Oil	61-5-810-7030	17,674	16,898	1,902.70	9,738.49	20,000	49%
Operating Supplies	61-5-810-7040	71,095	72,491	4,442.83	40,770.37	67,000	61%
Chemicals	61-5-810-7050	91,798	86,533	3,192.80	49,497.02	90,000	55%
Meters	61-5-810-7060	37,679	36,225	594.00	13,310.26	20,000	67%
Bad Debt Expense	61-5-810-7850	628	392	0.00	445.10	2,000	22%
Miscellaneous Expense	61-5-810-7900	3,893	1,742	56.07	532.43	7,000	8%
Equipment	61-5-810-8200	0	0	0.00	0.00	0	0%
Transfer Out	61-5-810-9999	0	0	0.00	0.00	0	0%
Depreciation Set Aside		324,215	334,000	28,666.66	257,999.94	344,000	75%
Bond Pmt Set Aside		10,000	0	0.00	0.00	0	0%
Total Water Department Expenses		2,304,585	2,187,560	143,794.39	1,529,550.59	2,188,577	70%
NET WATER DEPARTMENT		(104,337)	(151,763)	33,996.10	79,838.16	(18,059)	
Change in Accounts Receivable (YTD)		220,265	(129,686)		(6,836.01)		
Ending Cash & Investments		546,351	264,901	33,996.10	337,903.25	521,341	

CASH FLOW STATEMENT FOR WATER / SEWER FUND as of January 31, 2021

Sewer Department

Line Item	Account #	Actual FY 19	Actual FY 20	Month of January	Actual FY 21	Budget FY 21	75.00% used
Beginning Cash & Investments		797,981	812,379		649,934.07	494,995	
Grants	61-4-820-4150	0	5,990	0.00	8,606.59	0	0%
Sewer Consumption	61-4-820-4500	3,294,575	3,013,437	255,042.20	2,189,093.99	3,243,413	67%
Dep on Agr - Westhills	61-4-820-4521	1,018	2,160	0.00	0.00	0	0%
Meters Sold	61-4-820-4530	87,540	84,497	0.00	2,723.00	90,000	3%
Other Services	61-4-820-4590	32,054	44,127	1,109.00	45,249.72	35,000	129%
WWT Interest	61-4-820-4600	4,651	1,406	8.75	284.29	1,350	21%
Miscellaneous Revenues	61-4-820-4900	0	0	0.00	72,027.60	0	0%
Expense Reimbursement	61-4-820-4940	500	0	0.00	0.00	0	0%
Operating Transfers-In	61-4-820-9998	500,000	0	0.00	0.00	0	#DIV/0!
Total Sewer Department Revenues		3,920,338	3,151,617	256,159.95	2,317,985.19	3,369,763	69%
Salaries - Regular - FT	61-5-820-5010	588,653	602,766	45,156.46	447,291.51	641,517	70%
Overtime	61-5-820-5040	54,196	47,599	964.00	38,698.70	55,000	70%
FICA WWTP	61-5-820-5079	41,270	44,248	3,103.08	32,710.71	53,284	61%
IMRF	61-5-820-5120	71,163	68,285	4,707.63	54,303.75	80,169	68%
Group Health Insurance	61-5-820-5130	170,310	179,897	16,347.30	138,126.70	204,305	68%
Dental Claims	61-5-820-5131	0	0	0.00	0.00	0	0%
Uniform Allowance	61-5-820-5140	24,464	25,236	1,522.56	17,044.13	20,000	85%
Travel	61-5-820-5151	0	0	0.00	0.00	0	0%
Rep & Maint - Lift Stations	61-5-820-6005	9,436	12,977	8,708.13	31,461.84	20,000	157%
Rep & Maint - Buildings	61-5-820-6010	139,929	101,006	6,221.29	55,518.54	123,000	45%
Rep & Maint - Equipment	61-5-820-6020	68,194	87,819	0.00	16,447.40	0	0%
Rep & Maint - Vehicles	61-5-820-6030	22,635	10,887	1,803.60	12,360.30	26,000	48%
Rep & Maint - Contractual	61-5-820-6040	21,309	63,706	0.00	85,090.37	100,000	85%
Other Professional Serv	61-5-820-6190	113,726	89,797	2,947.99	58,354.02	73,500	79%
Telephone	61-5-820-6200	8,858	9,290	647.96	6,074.47	11,000	55%
Postage	61-5-820-6210	13,543	15,516	465.70	9,753.85	18,000	54%
Utilities	61-5-820-6300	234,644	212,106	25,598.64	134,722.98	210,000	64%
Office Equip Rental/Maint	61-5-820-6410	3,455	3,901	1,619.89	6,775.87	6,000	113%
Liability Insurance	61-5-820-6800	132,345	131,683	0.00	131,683.17	145,580	90%
Lab Expense	61-5-820-6812	51,658	45,528	5,349.34	36,938.67	40,000	92%
Sludge Disposal	61-5-820-6814	9,200	9,386	251.11	8,737.13	10,000	87%
Office Supplies	61-5-820-7020	8,648	10,772	158.09	9,368.11	8,000	117%
Gas & Oil	61-5-820-7030	11,108	16,528	449.27	7,067.62	30,000	24%
Operating Supplies	61-5-820-7040	18,595	23,793	633.34	5,985.96	20,000	30%
Chemicals	61-5-820-7050	35,484	48,730	4,471.20	32,959.60	45,000	73%
Meters	61-5-820-7060	34,243	31,475	594.00	13,310.26	20,000	67%
Bad Debt Expense	61-5-820-7850	746	516	0.00	456.28	3,500	13%
Miscellaneous Expenses	61-5-820-7900	3,435	3,026	45.00	763.89	5,000	15%
Equipment	61-5-820-8200	0	0	0.00	1,000.00	0	0%
Operating Transfer Out	61-5-820-9999	500,000	0	0.00	0.00	0	0%
Depreciation Set Aside		481,000	500,000	42,500.00	382,500.00	510,000	75%
Bond Pmt Set Aside		180,000	145,000	10,250.00	92,250.00	123,000	75%
		3,052,247	2,541,474	184,515.58	1,867,755.83	2,601,855	72%
Sewer Department							
Collection System Expenses							
Salaries - Regular - FT	61-5-830-5010	295,079	296,617	27,867.88	242,058.80	384,757	63%
Overtime	61-5-830-5040	30,999	32,740	2,706.31	25,207.59	30,000	84%
FICA Sewer	61-5-830-5079	24,945	26,303	2,338.93	20,601.99	31,729	65%
IMRF	61-5-830-5120	37,494	36,396	3,271.42	31,742.69	47,739	66%
Group Health Insurance	61-5-830-5130	84,285	97,241	11,030.20	85,417.80	115,500	74%
Uniform Allowance	61-5-830-5140	4,830	5,395	565.26	5,271.03	6,600	80%
Rep & Maint - Infrastructure	61-5-830-6000	26,495	43,742	4,200.00	18,831.30	40,000	47%
Rep & Maint - Equipment	61-5-830-6020	7,759	12,601	6,023.81	6,228.86	12,000	52%
Rep & Maint - Vehicles	61-5-830-6030	18,461	10,645	0.00	4,205.24	20,000	21%
Office Equip Rent/Maint	61-5-830-6410	14,893	28,347	0.00	17,608.27	30,000	59%
Gas & Oil	61-5-830-7030	8,341	8,181	1,077.65	4,089.14	10,000	41%
Operating Supplies	61-5-830-7040	19,903	25,387	3,106.71	18,026.91	20,000	90%

Sewer Department

	Account #	Actual FY 19	Actual FY 20	Month of January	Actual FY 21	Budget FY 21	75.00% used
Misc. Expense	61-5-830-7900	470	517	37.50	550.54	3,000	18%
Equipment	61-5-830-8200	0	0	0.00	0.00	0	0%
Total Sewer Department Expenses		3,626,201	3,165,588	246,741.25	2,347,595.99	3,353,180	70%
NET SEWER DEPARTMENT		294,137	(13,970)	9,418.70	(29,610.80)	16,583	
Change in Accounts Receivable		220,265.37	(148,474.85)		(6,848.48)	0	
Ending Cash & Investments		812,383	649,934		613,474.79	511,578	

Bond Reserves (necessary per bond ordinances) - was 06-15

Beginning Cash & Investments	591,698	246,600		32,842.31	26,000	
Additional reserves	0	0	0	0	0	0%
Interest Income	4,902	6,243	22.27	6,340.90	0	0%
Transfer Out: Bond Payment	350,000	220,000	0.00	0.00	0	0%
Ending Cash & Investments	246,600	32,843		39,183.21	26,000	

Connection Fees (plant expansion) / Deposits on Agreement (system extensions) Accounting - was 05-10

Beginning Cash & Investments	2,645,840	3,232,469		2,924,182.72	3,828,969	
Sources						
Interest Income	43,648	55,596	198.33	56,464.27	40,000	141%
Connection Fees 61-4-810-4510	15,134	19,592	0.00	9,935.00	20,000	50%
Deposits on Agreement 61-4-810-4520	768	305,101	0.00	220.00	2,500	9%
Connection Fees 61-4-820-4510	27,437	39,876	0.00	26,460.00	24,000	110%
Deposits on Agreement 61-4-820-4520	1,642	230,608	0.00	8,351.00	2,500	334%
Connection Fee Set-Aside	500,000	0	0.00	0.00	500,000	0%
TOTAL Sources	588,629	650,772	198.33	101,430.27	589,000	17%
Uses						
Construction in Progress - Water (1790)	0	0	0.00	0.00	0	0%
Construction in Progress - Sewer (1790)	0	959,058	0.00	355,205.90	0	0%
Equipment & Vehicles (1750)	0	0	0.00	0.00	0	0%
Recapture Refunds	0	0	0.00	0.00	0	0%
Land (1710)	2,000	0	0.00	0.00	0	0%
Loan to Depreciation Fund	0	0	0.00	0.00	0	0%
TOTAL Uses	2,000	959,058	0.00	355,205.90	0	0%
Ending Cash & Investments	3,232,469	2,924,183		2,670,407.09	4,417,969	

Line Item	Account #	Actual FY 19	Actual FY 20	Month of January	Actual FY 21	Budget FY 21	75.00% used
Depreciation Funding - was 04-09 and 06-08							
Beginning Cash & Investments		2,565,727	1,324,272		1,291,268.25	1,690,772	
Sources							
Interest Income		35,282	44,938	160.32	45,640.61	34,000	134%
Loan Funds		0	0	0.00	0.00	0	0%
Grant		0	0	0.00	0.00	0	0%
Misc.		0	0	0.00	55,895.29	52,500	0%
Depreciation set aside - Water (for Plant)		324,215	334,000	28,666.66	257,999.94	344,000	75%
Depreciation set aside - Water (for System)		0	0	0.00	0.00	0	0%
Depreciation set aside - Sewer (for System)		981,000	500,000	42,500.00	382,500.00	510,000	75%
Depreciation set aside - Sewer (for Repl)		0	0	0.00	0.00	0	0%
Loan From Connection Fees		0	0	0.00	0.00	0	0%
TOTAL Sources		1,340,497	878,938	71,326.98	742,035.84	940,500	79%
Uses							
Construction in Progress - Water (1790)		416,014	129,372	7,668.67	116,910.23	440,000	0%
Construction in Progress - Sewer (1790)		1,089,005	354,273	0.00	350,297.86	0	#DIV/0!
Equipment & Vehicles (1750 & 1760))		103,817	428,297	0.00	59,510.48	40,000	149%
Buildings		0	0	0.00	0.00	0	0%
Transfer Out - Connection Fees Loan Payrr		500,000	0	0.00	0.00	500,000	0%
Transfer Out- City Hall Roof		473,115	0	0.00	0.00	0	0%
TOTAL Uses		2,581,951	911,943	7,668.67	526,718.57	980,000	54%
Ending Cash & Investments		1,324,272	1,291,268		1,506,585.52	1,651,272.00	

Bond Payments Accounting - was 06-10 and 06-13

Beginning Cash & Investments		130,895	138,246		120,824.04	119,256	
Sources							
Interest Income		5,943	7,570	27.00	7,688.06	5,000	154%
Bond Proceeds	61-4-110-4901	0	0	0.00	0.00	0	0%
Operating Transfers-In	61-4-110-9998	0	0	0.00	0.00	0	0%
Bond Pmt Set Aside		540,000	365,000	10,250.00	92,250.00	123,000	75%
TOTAL Sources		545,943	372,570	10,277.00	99,938.06	128,000	78%
Uses							
Debt Service - Principal	61-5-110-8910	503,618	364,917	0.00	106,232.83	106,233	100%
Interest Expense	61-5-110-8920	34,974	25,074	0.00	17,518.83	17,519	100%
Fiscal Charges	61-5-110-8930	0	0	0.00	0.00	0	0%
Bond Issuance Costs	61-5-110-9031	0	0	0.00	0.00	0	0%
TOTAL Uses		538,592	389,992	0.00	123,751.66	123,752	100%
Ending Cash & Investments		138,246	120,824		97,010.44	123,504.00	

MONTHLY FINANCIAL REPORT

Activity for the month of:					January 2021			
FUND	FUND #	Beginning Cash Balance	Receipts (Cash In)	Expenditures (Cash Out)	Month's Due to or Due From Activity	Ending Cash Balance	Outstanding Interfund Loans + Borrowings -	Ending Fund Balance
General	01	15,279,612.21	1,284,511.85	1,006,244.79		15,557,879.27	(0.00)	15,557,879.27
Forestry	01	(371,043.25)	0.00	0.00		(371,043.25)		(371,043.25)
Landfill	01	(34,560.35)	0.00	85.94		(34,646.29)		(34,646.29)
I M R F / Soc Sec	01	67,828.88	13,611.58	40,184.15		41,256.31		41,256.31
Community Dev Fund	01	(1,463,708.94)	5,859.22	26,279.89		(1,484,129.61)		(1,484,129.61)
Liability Insurance	01	(1,694,953.17)	0.00	0.00		(1,694,953.17)		(1,694,953.17)
General Fund	01	11,783,175.38	1,303,982.65	1,072,794.77	0.00	12,014,363.26	(0.00)	12,014,363.26
Motor Fuel Tax	10	1,091,313.24	84,971.53	4,504.95		1,171,779.82		1,171,779.82
Kishwaukee TIF	13	30,240.92	0.00	912.52		29,328.40	(0.00)	29,328.40
Kishwaukee 2 TIF	15	4,914.77	0.00	0.00		4,914.77		4,914.77
Special Service Area 2	16	16,372.52	0.00	44.11	0.00	16,328.41		16,328.41
Special Service Area 3	17	(736.48)	0.00	50.02	0.00	(786.50)		(786.50)
Capital Projects - general								
Public Improvement	41	473,583.63	9,574.44	51,838.81	0.00	431,319.26		431,319.26
Capital Fund (752)	41	598,466.53	114.36	0.00	0.00	598,580.89		598,580.89
State Street Bridge	41	56,117.81	0.00	0.00		56,117.81		56,117.81
Capital Projects	41	1,128,167.97	9,688.80	51,838.81	0.00	1,086,017.96	0.00	1,086,017.96
W/S General Admin	61	75,633.08	0.00	0.00		75,633.08		75,633.08
Water - operations	61	308,648.14	177,790.49	143,794.39	(4,740.99)	337,903.25		337,903.25
W / S - bond proceeds	61	0.00	0.00	0.00		0.00		0.00
W / S - bond payments	61	86,733.10	10,277.00	0.00		97,010.10		97,010.10
W / S - bond reserves	61	39,160.94	22.27	0.00		39,183.21		39,183.21
Sewer - operations	61	608,797.09	256,159.95	246,741.25	(4,741.00)	613,474.79		613,474.79
W/S Cap Imprv (Depr) 04-09	61	959,656.97	28,685.91	7,668.67		980,674.21		980,674.21
W/S Connection/Agr Fees 05-10	61	2,670,208.76	198.33	0.00		2,670,407.09		2,670,407.09
Sewer Plant Equip Repl 06-08	61	483,270.24	42,641.07	0.00		525,911.31		525,911.31
Water / Sewer Fund	61	5,232,108.32	515,775.02	398,204.31	(9,481.99)	5,340,197.04	0.00	5,340,197.04
Escrow	91	554,961.34	50.41	0.00		555,011.75		555,011.75
TOTAL		19,840,517.98	1,914,468.41	1,528,349.49	(9,481.99)	20,217,154.91	0.00	20,217,154.91

FUND	FUND #	Checking	Money Market	C D 's	Trust Acct	Ending Cash Balance	Due From + Due To - Other Funds	Ending Fund Balance
General Fund	01	2,199,400.72	3,637,244.61	6,177,717.93		12,014,363.26		12,014,363.26
Motor Fuel Tax	10	78,905.32	592,874.50	500,000.00		1,171,779.82		1,171,779.82
Kishwaukee TIF	13	29,328.40	0.00			29,328.40		29,328.40
Kishwaukee 2 TIF	15	4,914.77	0.00			4,914.77		4,914.77
Sp Srv Areas #2-Farmington	16	16,328.41	0.00			16,328.41		16,328.41
Sp Srv Areas #3-Farmington	17	(786.50)	0.00			(786.50)		(786.50)
Capital Projects	41	(36,206.54)	1,122,224.50	0.00		1,086,017.96		1,086,017.96
Water / Sewer Fund	61	1,699,180.24	786,794.44	2,854,222.36		5,340,197.04		5,340,197.04
Escrow	91	65,817.52	489,194.23	0.00		555,011.75		555,011.75
TOTAL		4,056,882.34	6,628,332.28	9,531,940.29	0.00	20,217,154.91	0.00	20,217,154.91
Fire Department - 2% Fund	19	3,616.77	54,591.15			58,207.92		58,207.92
Drug Operations		45,400.57				45,400.57		45,400.57
State Asset Forfeiture		80,731.59				80,731.59		80,731.59
Federal Forfeiture		170,542.14				170,542.14		170,542.14
Auction		47,085.00				47,085.00		47,085.00
Metro Narcotics		18,635.25				18,635.25		18,635.25
Metro Narcotics OAF		1,549.00				1,549.00		1,549.00
Belvidere OAF		508.50				508.50		508.50
TOTAL POLICE FUNDS as of January 2021		364,452.05				364,452.05		364,452.05

City of Belvidere's CD INVESTMENTS AS OF :

01/31/21

Fund #	Where	Dated	Maturity	Rate		Amount	Term	Interest Due	Maturity Value
01									
General									
Fund									
Acct#									
01-1150	Byron Bank	11/3/20	11/3/21	0.30%	23130	1,065,108.27	365	3,195.32	1,068,303.59
	Blackhawk	11/25/20	11/25/21	0.22%	70007372	1,000,000.00	365	2,200.00	1,002,200.00
	Byron Bank	11/18/20	11/18/21	0.30%	25320	1,112,609.66	365	3,337.83	1,115,947.49
	Byron Bank	6/19/20	5/19/21	0.70%	25561	1,000,000.00	334	6,405.48	1,006,405.48
	Byron Bank	10/2/20	10/2/21	0.45%	25634	1,000,000.00	365	4,500.00	1,004,500.00
						5,177,717.93		15,138.63	
	General Fund Total								
MFT									
Fund	Byron	9/30/20	3/31/21	0.35%	25627	500,000.00	182	872.60	500,872.60
Acct #									
10-1150									
61									
Water	Byron	7/8/20	6/8/21	0.70%	23736	908,998.13	335	5,840.00	914,838.13
Sewer	Byron	3/24/20	2/24/21	1.10%	23707	390,714.29	337	3,968.16	394,682.45
Acct#	Stillman Bank	8/29/20	8/29/21	0.40%	6225132	1,048,126.63	365	4,192.51	1,052,319.14
61-1150									
						2,347,839.05		14,000.67	
	Water/Sewer Total								
						8,025,556.98		29,139.30	
	Total								

Midland States Bank	0.00
Blackhawk	1,000,000.00
First National Bank	0.00
Stillman Bank	1,048,126.63
Byron Bank	5,977,430.35
	8,025,556.98

Blackhawk Money Markets (.12%)	3,788,912.00
Midland States Bank Sweep Accts (.20%)	2,695,441.00
IMET (Illinois Metropolitan Investment Fund)	1,500,000.00

**CITY OF BELVIDERE
PLANNING AND ZONING COMMISSION**

Minutes

Tuesday February 9, 2021

City Council Chambers

401 Whitney Boulevard

6:00 pm

ROLL CALL

Members Present:

Carl Gnewuch, Chair
Natalie Mulhall, VCHM
Paul Engelman
Andrew Racz
Art Hyland
Robert Cantrell
Alissa Maher

Staff Present:

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

The meeting was called to order at 6:00 p.m.

MINUTES: It was moved and seconded (Mulhall/Maher) to approve the minutes of the January 12, 2021 meeting. The motion carried with a 7-0 roll call vote.

PUBLIC COMMENT: None

UNFINISHED BUSINESS: None

NEW BUSINESS:

2021-02: HRB Group Inc., 2001 North State Street: Application of Birju Trivedi, 4849 N. Milwaukee Avenue, Ste 408, Chicago, IL 60630 on behalf of the property owner, GPM Midwest LLC, 8565 Magellan Parkway, Ste 400, Richmond, VA 23227 for a special use to permit indoor commercial entertainment. Specifically, video gaming at 2001 North State Street, Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.105 (C)(5)(B)(2) Indoor Commercial Entertainment and 150.904 Special Use Review and Approval Procedures) in the GB, General Business District on 1.44 acres.

The public hearing was opened at 6:02 p.m.

Gina DelRose was sworn in. Ms. DelRose stated the case was published in the Boone County Journal on January 22, 2021 and certified mailings were sent to neighboring property owners on January 19, 2021. Ms. DelRose summarized the staff report dated February 1, 2021.

Gina DelRose provided a recent history of the subject property. Ms. DelRose indicated there is adequate parking for both the FasFuel gas station as well as the proposed gaming area use. The video gaming machines will be placed to the right

of the entrance doors in a direct line-of-sight to the cashier's counter and will be delineated by a partial wall-like structure. Although the gas station is open twenty-four hours a day, 7 days a week, by State law, the gaming machines will only be operational between 6am and 2am, when liquor is allowed to be sold.

Gina DelRose stated there are two other gas stations that have video gaming and permit the consumption of alcohol onsite. Staff is not aware of any problems video gaming or alcohol has created at either site.

Gina DelRose stated the Zoning Ordinance was updated in 2006 requiring a special use for indoor commercial entertainment. Bars and taverns in existence at the time were considered legal non-conforming for the bar use. In 2013 Illinois State law allowed for video gaming for municipalities that permitted it; State law permits a limit of six machines per establishment but requires a liquor license for the pouring of alcohol (except for establishments determined to be truck stops). Belvidere allowed video gaming in 2013 and in 2020 the City Council raised the number of video gaming establishments from 30 to 40. The applicant is aware that granting the special use does not guarantee a video gaming license.

Gina DelRose stated the planning staff recommends approval of case 2021-02 subject to the following conditions:

1. Open alcohol is prohibited outside the premises unless otherwise permitted.
2. Alcohol consumption is only permitted within the video gaming area.
3. The video gaming area must be enclosed and only accessible through a designated entrance.

The Chair asked if there were any questions for staff.

Paul Engelman asked which other gas stations allow the pouring of alcohol onsite.

Gina DelRose stated the Shell gas station on North State Street and the Kelly-Williams Mobil station on Logan Avenue and Bypass 20 allow for the pouring of alcohol.

The Chair invited the applicant to question staff. There were no questions from the applicant.

The applicant indicated he had no testimony to provide.

The public hearing closed at 6:09 p.m.

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

It was moved and seconded (Maher/Cantrell) to approve case 2021-02 subject to the three conditions as presented. The motion carried with a 7-0 roll call vote.

City Attorney Mike Drella stated the case would go before the City Council on February 15, 2021 and March 1, 2021 for a second reading and final vote.

2021-03: HRB Group Inc., 1052 Belvidere Road: Application of Birju Trivedi, 4849 N. Milwaukee Ave., Ste 408, Chicago, IL 60630 on behalf of the property owner, GPM Midwest LLC, 8565 Magellan Parkway, Ste 400, Richmond, VA 23227 for a special use to permit indoor commercial entertainment. Specifically, video gaming at 1052 Belvidere Road, Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.105(C)(4)(B)(2) Indoor Commercial Entertainment and 150.904 Special Use Review and Approval Procedures) in the PB, Planned Business District on 1.33 acres.

The public hearing opened at 6:10 p.m.

Gina DelRose was sworn in. Ms. DelRose stated the case was published in the Boone County Journal on January 22, 2021 and certified mailings were sent out on January 20, 2021. Ms. DelRose summarized the staff report dated February 2, 2021.

Gina DelRose provided a history of the subject property, which was formerly a Road Ranger gas station and is now named FasFuel. Ms. DelRose stated there is adequate parking for both the gas station and the proposed video gaming uses.

Ms. DelRose stated that the existing video gaming machines in Belvidere have not been shown to be unreasonably detrimental. Although the consumption of alcohol at a gas station is currently only permitted at two gas stations, patrons drive to and from bars just as they drive to and from gas stations. Unlike older gas stations in Belvidere, the subject property has adequate parking to serve both uses. The planning staff recommends approval of case 2021-03 subject to the following conditions:

1. Open alcohol is prohibited outside the premises unless otherwise permitted.
2. Alcohol consumption is only permitted within the video gaming area.
3. The video gaming area must be enclosed and only accessible through a designated entrance.

The Chair asked Ms. DelRose for a listing of the number of video gaming licenses currently issued.

Gina DelRose stated there are 30 licenses now issued, five special uses for indoor commercial entertainment approved, and six special use requests before the Commission tonight. Ms. DelRose clarified that, while there are an unlimited number of special uses allowed for indoor commercial entertainment because it encompasses other land uses in addition to video gaming, video gaming is subject to additional review by the State of Illinois. There is no guarantee that those receiving a special use permit will be granted a video gaming license.

Carl Gnewuch asked if there is any order to the applications when they are granted..

Gina DelRose stated that the requests are placed on the agenda in order of the date the applications are received.

The applicant was invited to provide testimony.

The applicant stated he had no testimony to provide.

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

It was moved and seconded to accept the finding of fact as presented in the staff report. The motion carried with a 7-0 roll call vote.

It was moved and seconded (Mulhall/Engelman) to recommend approval of case 2021-03 subject to the conditions presented. The motion carried with a 7-0 roll call vote.

The City Attorney stated the case would go before the City Council for a first reading on February 15, 2021 and a second reading and final vote on March 1, 2021.

2021-04: Belvidere Tobacco and Liquor, 2038 North State Street: Application of property owner, Vasant Patel, 7197 Golden Eagle Drive, Loves Park, IL 61111 for a special use to permit indoor commercial entertainment. Specifically, video gaming at 2038 North State Street, Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.105(C)(5)(B)(2) Indoor Commercial Entertainment and 150.904 Special Use Review and Approval Procedures) in the GB, General Business District on 0.78 acres.

The public hearing opened at 6:21 p.m.

Gina DelRose was sworn in. Ms. DelRose stated the case was published in the Boone County Journal on January 22, 2021 and certified mailings were sent on

January 19, 2021. Ms. DelRose summarized the staff report dated February 1, 2021.

Gina DelRose stated the subject tenant space is part of an approximately 14,000 square-foot multi-tenant building. The remaining tenant spaces are occupied by a mix of commercial and professional services. There is limited parking in front of the building and additional parking in the rear. All but four tenant spaces (including the subject property) are accessible by doors opening onto the rear parking lot. The six video gaming machines are proposed to be along the north wall next to the cigar room and in direct line of sight of the cashier. Due to the nature of the business and the unlikely scenario of minors interacting with those using the gaming machines, structures delineating the machines from the rest of the business will not be required.

Gina DelRose stated that emphasis will need to be placed on the use of the rear parking lot for employees and those patronizing interior tenant spaces. There do not appear to be any public benefits or adverse impacts related to the special use request. The planning staff recommends approval of case 2021-04 subject to the following conditions:

1. Open alcohol is prohibited outside the premises unless otherwise permitted.
2. The video gaming shall be in substantial compliance with the site plan submitted.
3. The special use is only for the tenant space commonly known as 2038 North State Street.

The Chair invited questions to the staff.

Paul Engelman asked if the decision to allow video gaming machines without the delineating wall-like structure is a locally-driven decision.

Gina DelRose stated that it is. Ms. DelRose stated the local requirements for such delineation are stricter than those imposed by State law, but stated she is comfortable with the lack of formal delineation due to the nature of the business establishment and the unlikelihood of the presence of minors.

Paul Engelman asked if the special use "dies" if the business changes hands.

Gina DelRose stated the special use would remain in place unless it ceases to operate for a year.

Robert Cantrell asked if there were any current video gaming establishments with half-wall structures.

Gina DelRose stated the Speedway truck stop has such a half-wall.

The applicant was invited forward. The applicant had no questions for staff and did not have testimony to offer.

The public hearing was closed at 6:30 p.m.

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

It was moved and seconded (Maher/Mulhall) to approve case 2021-04 subject to the conditions presented. The motion carried with a 7-0 roll call vote.

2021-05: JUM Group, LLC, 171 South Appleton Road: Application of JUM Group, LLC, 171 South Appleton Road, Belvidere, IL 61008 on behalf of the owner, JI Corporation, 171 S. Appleton Road, Belvidere, IL 61008 for a special use to permit indoor commercial entertainment. Specifically, video gaming at 171 South Appleton Road, Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.105(C)(5)(B)(2) Indoor Commercial Entertainment and 150.904 Special Use Review and Approval Procedures) in the GB, General Business District on 0.34 acres.

The public hearing opened at 6:40 p.m.

Gina DelRose was sworn in. Ms. DelRose stated the case was published in the Boone County Journal on January 22, 2021 and certified mailings were sent out on January 19, 2021. Ms. DelRose summarized the staff report dated February 2, 2021. Ms. DelRose presented the existing land uses and current zoning of the surrounding properties. The Comprehensive Plan shows the subject property as Institutional and surrounding properties to the north, south and west as Institutional as well, with Passive Recreation to the east; Ms. DelRose said this was a good example of the Comprehensive Plan not matching the existing land uses.

Gina DelRose stated the subject property was developed prior to the current zoning ordinance and exceeds the required 85% lot coverage in addition to not meeting pavement setbacks. The building requires a minimum of eight parking spaces for both gas station and indoor commercial entertainment uses. According to an old site plan, five previously striped parking spaces are located onsite. If additional land uses such as video gaming are to be permitted, then the zoning ordinance's parking requirements shall be met. This will require land from the adjacent property which is under common ownership to be developed with a parking lot and shared access easement. Ms. DelRose gave the definition of a shared access easement.

Gina DelRose stated the property to the north previously held a special use for indoor commercial entertainment and operated as a bar with a large outdoor area for decades. Land uses within the indoor commercial entertainment category are not out of character for the area, however, adequate parking currently does not exist. Expansion of the parking area and a recorded cross access easement will allow for proper ingress and egress. Future development of the surrounding property will be impacted more by the floodplain to the north as well as the railroad tracks to the south. There is a large amount of publicly owned land in the vicinity of the subject property. The planning staff recommends approval of case 2021-05 subject to the following conditions:

1. Open alcohol is prohibited outside the premises unless otherwise permitted.
2. Alcohol consumption is only permitted within the video gaming area.
3. The video gaming area must be enclosed and only accessible through a designated entrance.
4. The adjacent property to the north shall be utilized in order to meet the minimum parking requirements of the Belvidere Zoning Ordinance. A perpetual cross access easement, for such parking, shall be recorded prior to approval of an ordinance authorizing a special use for indoor commercial entertainment.

Gina DelRose explained to the applicant that this means that gaming operations cannot begin until the required parking area is paved and striped; however, the cross-access easement must be recorded prior to the March 1, 2021 City Council meeting.

The Chair asked Ms. DelRose where the proposed additional parking will be located.

Gina DelRose indicated the location is to be on the property adjacent, the former Waterfall tavern. Ms. DelRose stated that, due to the large amount of snow present, she had to utilize an old site plan to indicate what parking was already provided to determine how many additional spaces were needed.

The applicant, Jamal Chaudhary, had no questions for the staff.

The applicant stated he did not wish to give any testimony.

The public hearing closed at 6:40 p.m.

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

It was moved and seconded (Racz/Cantrell) to recommend approval of case 2021-05 subject to the four conditions presented. The motion carried with a 7-0 roll call vote.

2021-06: JUM Group, LLC, 600 Logan Avenue: Application of JUM Group, LLC, 171 S. Appleton Road, Belvidere, IL 61008 on behalf of the owner, JI Corporation, 171 S. Appleton Road, Belvidere, IL 61008 for a special use to permit indoor commercial entertainment. Specifically, video gaming at 600 Logan Avenue, Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.105(C)(3)(B)(2) Indoor Commercial Entertainment and 150.904 Special Use Review and Approval procedures) in the NB, Neighborhood Business District on 0.31 acres.

The public hearing opened at 6:43 p.m.

Gina DelRose stated that the case was published in the Boone County Journal on January 22, 2021 and certified mailings were sent on January 19, 2021. Ms. DelRose summarized the staff report dated February 3, 2021.

The gas station is located at the northeast corner of Logan and Warren Avenues and has been in existence since 1967 according to county records. In 2015, per Ordinance 273H a special use for a planned development was approved. A total of 10 deviations were granted in order to bring the site into compliance as well as allow for the expansion of the building, the hours of operation and to reduce the required number of parking spaces. Older gas stations are not likely to be redeveloped due to environmental concerns from aging underground storage tanks. Assisting these properties so they may continue to operate as gas stations is oftentimes the better option versus letting them become vacant and blighted.

The 2,140 square-foot building requires a minimum of 7 parking spaces for both the gas station and indoor commercial entertainment land uses. Only 5 parking spaces currently exist on the property and there is not adequate space to stripe any more that would meet the requirements of the Belvidere Zoning Ordinance. Ordinance 273H allowed for the reduction of the required parking spaces in conjunction with the gas station because customers are making frequent "quick purchases" and leaving. However, land uses associated with indoor commercial entertainment encourage customers to be onsite for a longer period of time, making adequate parking more crucial. If additional land uses such as video gaming are to be permitted, then the zoning ordinance's parking requirements shall be met. However, unless additional land is purchased, there is no means to meet this requirement.

The Zoning Ordinance was updated in 2006 requiring a special use for Indoor Commercial Entertainment. Bars and taverns that were in existence prior to that

date have been considered legal nonconforming for the bar use. In 2013, Illinois State Law allowed municipalities to determine that video gaming would be permitted within their jurisdiction. The State limits the number of machines to six per establishment and every establishment must have a liquor license that allows for the pouring of alcohol (except for those that qualify as a truck stop). In 2013, Belvidere voted to allow video gaming and in 2020, the City Council voted to increase the limit the number of gaming establishments from 30 to 40. The applicant is aware that granting the special use does not guarantee them a license.

The applicant is proposing to install the gaming machines to the left of the entrance doors in the direct line of sight of the cashier's counter. The machines would be separated from the convenience store by a partial wall. The existing video gaming machines in Belvidere have not been shown to be unreasonably detrimental. Although the consumption of alcohol at a gas station is currently only permitted at two gas stations, patrons drive to and from bars just as they drive to and from gas stations. However, like many older gas stations in Belvidere, the subject property does not have adequate parking or room onsite for expanding the existing parking which could force patrons to park on the adjacent residential street.

Although the property has frontage along Logan Avenue which is developed with a mix of low intensity commercial and mixed residential land uses, due to the lack of adequate parking, the indoor commercial entertainment land use could create negative traffic factors. Adding land uses to a parcel that currently does not have sufficient parking exacerbates problems such as vehicle circulation, accessibility for customers, parking on residential streets, parking in neighboring businesses' parking lots, and other issues.

Although a previous special use allowed for the gas station to operate twenty-four/seven, video gaming machines can only be operational from 6am to 2am when liquor is allowed to be sold. In order to not negatively impact neighboring businesses, such as the daycare center, the playground of which is within 25 feet of the subject property, conditions must be met to ensure that the indoor commercial entertainment land use is not noticeable outside of the building. Due to the lack of adequate parking, however, customer parking on the street or neighboring businesses is highly likely.

Although successful commercial businesses are beneficial to a community, negative impacts to neighboring residences, businesses and vehicle circulation on public rights-of-way can diminish the benefits seen. The planning staff, therefore, recommends denial of case 2021-06. If the Planning and Zoning Commission, however, wish to approve the case, the planning staff recommends the following conditions:

1. Open alcohol is prohibited outside the premises.

2. Alcohol consumption is only permitted within the video gaming area.
3. The video gaming area shall be enclosed by a partial wall and only accessible through a designated entrance.
4. The indoor commercial entertainment land use shall be restricted to the area shown on the site plan.

The Chair invited questions for the staff.

Alissa Maher asked if there shouldn't be at least six parking spaces onsite since site plan shows six video gaming machines being proposed.

Gina DelRose stated that the Zoning Ordinance parking requirements for indoor commercial entertainment are based on square footage because the land use encompasses multiple types of businesses. Ms. DelRose said that it is correct, however, to note that with employee parking, casual customers as well as patrons there for video gaming, the need for adequate parking increases. When land uses become mixed, as is the case with the subject property, parking demands increase.

Mike Drella asked Ms. DelRose if any alternative designs to address parking were discussed.

Gina DelRose stated the topic had been discussed with the applicant; no approvable alternative had been found.

Carl Gnewuch asked if the City had ever approved any sites with similar parking inadequacy.

Gina DelRose said no; high priority is given to locating necessary parking on the subject properties and not forcing parking needs to spill over to surrounding streets.

Paul Engelman asked if there is any issue with the special use being located next door to a daycare center.

Gina DelRose stated that, although there is a requirement that no such uses be located within 100 feet of a hospital or school, daycare centers are not included in that restriction.

Carl Gnewuch asked how long a video gaming patron may tend to stay at the subject property.

Gina DelRose said it depends greatly on the patrons.

Carl Gnewuch asked Ms. DelRose to clarify the parking spaces present.

Gina DelRose did so, indicating a site plan provided.

Carl Gnewuch asked where else patrons might park.

Gina DelRose said there is nowhere else on the site to locate parking spaces; parking for the proposed use should not be forced onto residential streets or neighboring properties.

The Chair invited the applicant to question staff. Mr. Chaudhary had no questions for the staff.

Jamal Chaudhary was sworn in. Mr. Chaudhary said it was his experience that patrons of the gas station do not stay long and he has never seen all five parking spaces used at once. Mr. Chaudhary asked how many are required.

Gina DelRose stated seven.

Jamal Chaudhary said that the trash dumpsters could be relocated to provide additional parking spaces as well as there being space near the gas tanks.

Mike Drella asked for clarification that the applicant had never seen high levels of parking at his gas station.

Jamal Chaudhary said that was correct.

Mike Drella asked if the applicant had ever run a bar at that location.

Jamal Chaudhary said he had not.

Robert Cantrell stated he did not often see patrons at the subject property.

Paul Engelman stated that the presence of video gaming machines may tend to change that patronage.

Gina DelRose referred to the site plan provided to commissioners. Ms. DelRose stated that relocating parking to the area near the dumpsters is unworkable as dumpsters must be located on paved ground and be accessible by garbage trucks. Ms. DelRose said patrons come and go quickly at this time, but video gaming patrons could stay at the location for hours if they chose to do so. Parking becomes a more critical issue in such a case.

Mike Drella reminded the applicant he could cross-examine Ms. DelRose's testimony.

Jamal Chaudhary asked if there are other gaming establishments approved by the City that violate the parking requirement. Mr. Chaudhary mentioned several that he felt did violate the requirement.

Gina DelRose stated that video gaming establishments located in the Downtown area are not under the same requirements for onsite parking, as the Downtown area encourages the use of municipal parking lots and patrons walking to and from the locations. Ms. DelRose said for establishments outside that area, the parking requirements cannot be waived. The City wishes for businesses to be successful so parking requirements are not reduced in anticipation of a struggling business.

The public hearing was closed at 7:05 p.m.

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

It was moved and seconded (Engelman/Maher) to recommend denial of case 2021-06. The motion carried with a 6-1 roll call vote. Robert Cantrell voted no.

Gina DelRose stated the case would go to the City Council for a silent reading on February 15, 2021 and a second reading and final vote on March 1, 2021.

2021-07: Bravo's Pizza, 1474 North State Street: Application of Mario Pompeo, 4014 Tatum Road, Rockford, IL 61114 on behalf of the owners Ed and Judy Winter, 1409 Walts Way, Belvidere, IL 61008 for a special use to permit indoor commercial entertainment. Specifically, video gaming at 1474 North State Street, Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.105(C)(5)(B)(2) and 150.904 Special Use Review and Approval Procedures) in the GB General Business District on 1.28 acres.

The public hearing opened at 7:10 p.m.

Gina DelRose was sworn in. Ms. DelRose stated the case was published in the Boone County Journal on January 22, 2021 and certified mailings were sent on January 19, 2021. Ms. DelRose summarized the staff report dated February 1, 2021.

The Bravo's Pizza tenant space occupies 1,400 square feet of the approximately 20,000 square-foot multi-tenant building. The remaining tenant spaces are occupied by a mix of commercial and professional services. There is a large parking area that has adequate parking for existing and new businesses. The restaurant has been considering obtaining a liquor license based on customer requests and is requesting the special use to allow for video gaming machines as a means to support the liquor license.

The six video gaming machines are proposed to be along the northeast wall, set back from the dining tables. These machines will be partially blocked off by the storage room and the vestibule walls. Stanchions will be placed, further delineating them from the dining room. A separate bar area may be installed so that drink purchase can be made away from the front counter. The hours of operation are not anticipated to expand but that may change in the future.

The indoor commercial land use will not be noticeable from the outside save for potential signage. There is an active special use for indoor commercial entertainment three tenant spaces away (House of Bottles). The property has adequate parking and ingress/egress off North State Street. The additional traffic from the special use is not anticipated to negatively impact the accessibility of nearby businesses. Ms. DelRose stated the planning staff recommends approval of case number 2021-07 subject to the following conditions:

1. Open alcohol is prohibited outside the premises unless otherwise permitted.
2. The video gaming shall be in substantial compliance with the site plan submitted.
3. The special use is only for the tenant space commonly known as 1474 North State Street.

The Chair invited questions for the staff. Seeing none, he invited the applicants to question staff.

The applicants had no questions for the staff.

The applicants stated they had no testimony to offer.

The public hearing was closed at 7:18 p.m.

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

It was moved and seconded (Maher/Mulhall) to recommend approval of case 2021-07 subject to the stated conditions. The motion carried with a 7-0 roll call vote.

OTHER BUSINESS: None

DISCUSSION: None

Staff Report:

Gina DelRose stated that if no applications are presented by February 10, 2021, there would be no cases before the Commission in March. There is a high probability of a large caseload in April, however.

ADJOURNMENT:

The meeting adjourned at 7:21 p.m.

Recorded by:

Reviewed by:

Cathy Crawford
Administrative Assistant

Gina DelRose
Community Development Planner

Minutes
Committee of the Whole
Building, Planning, Zoning and Public Works
February 8, 2021 6:00 p.m.

Call to Order – Mayor Mike Chamberlain

Roll Call:

Aldermen Present: D. Arevalo, R. Brereton (by teleconference), M. Fleury, W. Frank, M. Freeman (by teleconference), M. McGee (by teleconference), T. Porter, D. Snow (by teleconference) and C. Stevens.

Alderman Absent: T. Ratcliffe.

Director of Buildings Kip Countryman, Community Development Planner Gina DelRose, Police Chief Shane Woody, Fire Chief Al Hyser, Fire Captain Shawn Schadle, Budget and Finance Director Becky Tobin, Public Works Director Brent Anderson, City Attorney Mike Drella and City Clerk Sarah Turnipseed.

Public Comment: None.

By consent: Building, Planning and Zoning advanced for item 2(A) and 2(B).

2. Building, Planning & Zoning, New Business:

(A) Planning & Zoning Department - Update.

Community Development Planner Gina DelRose presented an update on the Planning & Zoning Department.

(B) Special Use Extension – 1125 N. State Street (Car Wash).

Motion by Ald. Snow, 2nd by Ald. Porter to approve the Special Use Extension for 1125 N. State Street (Car Wash). Roll Call Vote: 9/0 in favor. Ayes: Arevalo, Brereton, Fleury, Frank, Freeman, McGee, Porter, Snow and Stevens. Nays: None. Motion carried.

Ald. Tom Ratcliffe joined by teleconference at 6:09p.m.

Public Forum:

Amanda Mehl, Boone County Health Department joined the meeting by teleconference and gave an update on Covid-19 and the vaccine. Discussion took place.

Reports of Officers, Boards and Special Committees:

1. Building, Planning & Zoning, Unfinished Business: None.
2. Building, Planning & Zoning, New Business:
 - (A) Planning & Zoning Department - Update.

Advanced on agenda.

(B) Special Use Extension – 1125 N. State Street (Car Wash).

Advanced on agenda.

(C) Special Use Extension – 2183 Crystal Parkway (Car Wash).

Motion by Ald. Frank, 2nd by Ald. Stevens to approve the Special Use Extension for 2183 Crystal Parkway (Car Wash). Roll Call Vote: 10/0 in favor. Ayes: Brereton, Fleury, Frank, Freeman, McGee, Porter, Ratcliffe, Snow and Stevens. Nays: None. Motion carried.

(D) Special Use Extension – Case#2017-15; 300 South Main Street (Iron & Coal Project).

Motion by Ald. Frank, 2nd by Ald. Snow to approve the Special Use Extension for 300 South Main Street (Iron and Coal Project). Roll Call Vote: 10/0 in favor. Ayes: Fleury, Frank, Freeman, McGee, Porter, Ratcliffe, Snow, Stevens, Arevalo and Brereton. Nays: None. Motion carried.

(E) Special Use Extension – Case #2019-14; 300 South Main Street (Container Park).

Motion by Ald. Porter, 2nd by Ald. Frank, to approve the Special Use Extension for 300 South Main St. (Container Parker). Roll Call Vote: 10/0 in favor. Ayes: Frank, Freeman, McGee, Porter, Ratcliffe, Snow, Stevens, Arevalo, Brereton and Fleury. Nays: None. Motion carried.

By consent agenda items 5(A) and 5(B) advanced on the agenda.

5. Other:

- (A) Police – Intergovernmental Agreement for a Community Law Enforcement Officer Between the County of Boone, the City of Belvidere and the Boone County Health Department.

Motion by Ald. Snow, 2nd by Ald. Porter to approve the Intergovernmental Agreement for a Community Law Enforcement Officer between the County of Boone, the City of Belvidere and the Boone County Health Department. Discussion took place. Roll Call Vote: 9/1 in favor. Aye: Freeman, McGee, Porter, Ratcliffe, Snow, Stevens, Arevalo, Fleury and Frank. Nays: Brereton. Motion carried.

- (B) Fire – Memorandum of Understanding FY 2020 Assistance to Firefighters Grant Boone County IL Regional Grant Application.

Motion by Ald. Snow, 2nd by Ald. Fleury to apply for the Assistance to Firefighters Grant and authorize the Fire Chief to sign the Memorandum of Understanding with Boone County Fire Districts #1, #2, and #3. Discussion took place. Roll Call Vote: 10/0 in favor. Ayes: McGee, Porter, Ratcliffe, Snow, Stevens, Arevalo, Brereton, Fleury, Frank and Freeman. Nays None. Motion carried.

2. Building, Planning & Zoning, New Business:

- (F) Building Department – Update.

Director of Buildings Kip Countryman presented an update on the Building Department.

- (G) FY 2022- Community Development Budget.

Director of Buildings Kip Countryman presented the FY 2022 – Community Development Budget. Discussion took place.

3. Public Works, Unfinished Business:

- (A) Stormwater Utility Implementation Phasing.
Tabled August 10, 2020.

4. Public Works, New Business:

- (A) Public Works – Update.

Public Works Director Brent Anderson presented an update on the Public Works Department. Discussion took place.

(B) Ordinance Amending Appendix A, Fees, Relating to Frozen Water Meters of the City of Belvidere Municipal Code.

Motion by Ald. Stevens, 2nd by Ald. Arevalo to forward an Ordinance to City Council Amending Appendix A, Fees, Relating to Frozen Water Meters of the City of Belvidere Municipal Code. Discussion took place. Roll Call Vote: 10/0 in favor. Ayes: Porter, Snow, Stevens, Arevalo, Brereton, Fleury, Frank, Freeman and McGee. Nays: None. Motion carried.

(C) Ordinance Amending Section 114-303(f), Maintenance and Repair, of the City of Belvidere Municipal Code.

Motion by Ald. Arevalo, 2nd by Ald. Snow to forward an Ordinance to City Council Amending Section 114-303(f), Maintenance and Repair, of the City of Belvidere Municipal Code. Discussion took place. Roll Call Vote: 10/0 in favor. Ayes: Ratcliffe, Snow, Stevens, Arevalo, Brereton, Fleury, Frank, Freeman, McGee and Porter, Nays: None. Motion carried.

(D) Extension of TRC Annual Services Agreement for Landfill #2.

Motion by Ald. Stevens, 2nd by Ald. Porter to approve extending the 2020 Landfill #2 Annual Services Agreement with TRC until July 31, 2021. Discussion took place. Roll Call Vote: 10/0 in favor. Ayes: Snow, Stevens, Arevalo, Brereton, Fleury, Frank, Freeman, McGee, Porter and Ratcliffe. Nays: None. Motion carried.

(E) Kishwaukee River Dam License Renewal.

Motion by Ald. Porter, 2nd by Ald. Fleury to approve the State of Illinois Department of Natural Resources Kishwaukee River – Belvidere Dam License Agreement. Roll Call Vote: 10/0 in favor. Ayes: Stevens, Arevalo, Brereton, Fleury, Frank, Freeman, McGee, Porter, Ratcliffe and Snow. Nays None. Motion Carried.

Took a recess at 8:00p.m.

Reconvened at 8:10p.m.

Roll Call:

Aldermen Present: D. Arevalo, R. Brereton (by teleconference), M. Fleury, W. Frank, M. Freeman (by teleconference), M. McGee (by teleconference), T. Porter, T. Ratcliffe (by teleconference), D. Snow (by teleconference) and C. Stevens.

Alderman Absent: None.

(F) FY 2022- Public Works Budget.

Public Works Director Brent Anderson presented the FY 2022 – Public Works Budget. Discussion took place.

Teleconference call disconnected at 8:55p.m.

Reconnected teleconference call at 8:58p.m.

Roll Call:

Aldermen Present: D. Arevalo, R. Brereton (by teleconference), M. Fleury, W. Frank, M. Freeman (by teleconference), M. McGee (by teleconference), T. Porter, T. Ratcliffe (by teleconference), D. Snow (by teleconference) and C. Stevens.

Alderman Absent: None.

(G) Water & Sewer Rate Review (For Information Only).

5. Other:

(A) Police – Intergovernmental Agreement for a Community Law Enforcement Officer Between the County of Boone, the City of Belvidere and the Boone County Health Department.

Advanced on agenda.

(B) Fire – Memorandum of Understanding FY 2020 Assistance to Firefighters Grant Boone County IL Regional Grant Application.

Advanced on agenda.

6. Adjournment:

Motion by Ald. Porter, 2nd by Ald. Fleury to adjourn meeting at 9:40p.m. Aye voice vote carried. Motion carried.

_____ Mayor

Attest: _____ City Clerk

ORDINANCE NO. 520H

**AN ORDINANCE GRANTING A SPECIAL USE
TO ALLOW INDOOR COMMERCIAL ENTERTAINMENT
(VIDEO GAMING)
WITHIN THE GB, GENERAL BUSINESS DISTRICT
(2001 North State Street)**

WHEREAS, The City of Belvidere has adopted Chapter 150, Zoning Ordinance in accordance with the provisions of Illinois Compiled Statutes to regulate the use of land and to specify the minimum requirements for improvements on land in the City of Belvidere; and

WHEREAS, Special Uses are certain municipal or private uses that due to their physical or operational characteristics may pose a threat to the value, use and enjoyment of adjoining property; are reviewed on a case by case basis; and are permitted only by permission of the Belvidere City Council; and,

WHEREAS, The applicant, Birju Trivedi, 4849 N. Milwaukee Avenue, Ste 408, Chicago, IL 60630 on behalf of the property owner, GPM Midwest LLC, 8565 Magellan Parkway, Ste 400, Richmond, VA 23227 is requesting a special use to permit indoor commercial entertainment to operate video gaming at 2001 North State Street; and

WHEREAS, after due notice by publication pursuant to the Illinois State Statutes, the City of Belvidere Planning and Zoning Commission held a public hearing on February 9, 2021 concerning the proposed Special Use; and,

WHEREAS, the City of Belvidere Planning and Zoning Commission having examined the application and having considered the evidence, both oral and documentary and being fully advised about the premises did make findings of fact and a recommendation; and,

WHEREAS, the corporate authorities of the City considered the findings of fact and concur with the recommendation of the Planning and Zoning Commission,

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BELVIDERE, BOONE COUNTY, ILLINOIS, AS FOLLOWS:

Section 1. The foregoing recitals are incorporated herein by this reference.

Section 2. That a Special Use in the GB, General Business District for indoor commercial entertainment (video gaming) on the property depicted in Attachment A and legally described as:

PARCEL 1

Lots One (1), Two (2) and Three (3) in "Von Ach's Subdivision", a subdivision in the southeast Quarter (1/4) of Section 22, Township 44 North, Range 3 East of the Third Principal Meridian, Boone County, Illinois, as platted and recorded in the Recorder's Office of Boone County, State of Illinois, situated in the County of Boone and the State of Illinois. PIN: 05-22-426-053

PARCEL 2

Part of the southeast Quarter of Section 22, Township 44 North, Range 3 East of the Third Principal Meridian, bounded and described as follows, to wit: BEGINNING at the northeast corner of Lot 1 as designated upon Von Ach's Subdivision, being a subdivision in the southeast Quarter of Section 22, Township 44 North, Range 3 East of the Third Principal Meridian, the plat of which is recorded in Book 4, Page 31 in the Recorder's Office of Boone County, Illinois; THENCE South 32 degrees 59 minutes 22 seconds West, along the easterly line of said Lot 1, a distance of 159.95 feet to the northerly right-of-way line of North State Street (Bus. US 20), as dedicated per Book 2 of Roads on Page 192; THENCE South 57 degrees 47 minutes 52 seconds East, along said northerly right-of-way line, a distance of 200.84 feet to the intersection of said northerly right-of-way line, with the easterly line of premises conveyed from Sylvia J. Hendrickson to the Belvidere National Bank and Trust Company per Warranty Deed in Trust, recorded November 23, 1994 as Document No. 94-8457 in said Recorder's Office; THENCE North 31 degrees 58 minutes 14 seconds East, along said easterly line so conveyed, a distance of 160.01 feet to the northerly line of said premises so conveyed; THENCE North 57 degrees 49 minutes 11 seconds West, along said northerly line and said northerly line extended northwesterly, a distance of 198.00 feet to the point of BEGINNING. All being situated in the County of Boone and the State of Illinois. PIN: 05-22-426-064

is hereby approved, subject to the following conditions:

1. Open alcohol is prohibited outside the premises unless otherwise permitted.
2. Alcohol consumption is only permitted within the video gaming area.
3. The video gaming area must be enclosed and only accessible through a designated entrance.

Section 3. That the premises shall be used in accordance with and subject to the applicable provisions of the Zoning Ordinance of the City of Belvidere and shall not be used except as may otherwise be expressly authorized by the applicable law and the special use.

Section 4. That acceptance of any of the benefits of this Special Use shall be deemed acceptance of all the terms and conditions set forth herein.

Section 5. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 6. If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

Section 7. This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

PASSED by the City Council of the City of Belvidere this ____ day of _____, 2021.

APPROVED by the Mayor of the City of Belvidere this ____ day of _____, 2021.

Michael W. Chamberlain, Mayor

ATTEST:

Sarah Turnipseed, City Clerk

Ayes: ____ Nays: ____ Absent: ____

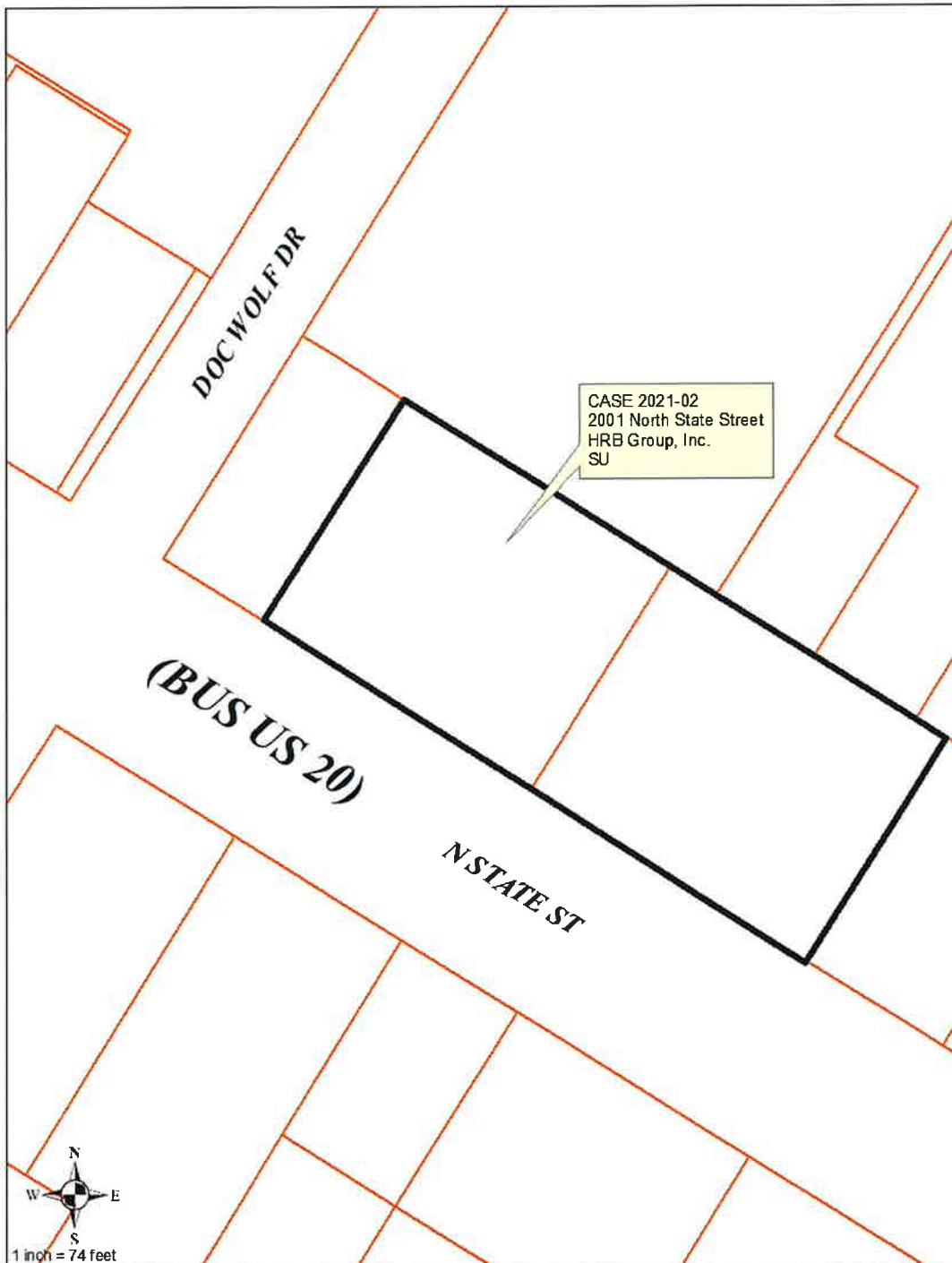
City Council Members Voting Aye: _____

City Council Members Voting Nay: _____

Date Published:

Sponsor: _____

ATTACHMENT A



MEMO

DATE: February 10, 2021

TO: Mayor and Members of the City Council

FROM: City of Belvidere Planning and Zoning Commission

SUBJECT: Findings of Fact for Case: 2021-02; HRB Group, Inc., 2001 N. State St.

REQUEST AND LOCATION:

The applicant, Birju Trivedi, 4849 N. Milwaukee Avenue, Ste 408, Chicago, IL 60630 on behalf of the property owner, GPM Midwest LLC, 8565 Magellan Parkway, Ste 400, Richmond, VA 23227 is requesting a special use to permit indoor commercial entertainment. Specifically, video gaming at 2001 North State Street, Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.105(C)(5)(B)(2) Indoor Commercial Entertainment and 150.904 Special Use Review and Approval Procedures) in the GB, General Business District. The subject property is rectangular in shape, comprised of two parcels that total approximately 1.45 acres and is developed with a FasFuel Gas Station and parking area. PINs: 05-22-426-053 and 05-22-426-064.

FINDINGS OF FACT:

Per Section 150.904 (G) of the City of Belvidere Zoning Ordinance, the criteria for granting a Special Use Permit are as follows:

- A. Findings: The establishment, maintenance, or operation of the special use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare.**

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

- B. Findings: The proposed special use, both its general use independent of its location and in its specific location, will be in harmony with the purposes, goals, objectives, policies, and standards of the City of Belvidere Comprehensive Plan, this Chapter, and any other plan, program, or ordinance adopted, or under consideration pursuant to Notice of Public Hearing by the City.**

The Comprehensive Plan shows the property as planned business. Food establishments, bars/taverns and arcades are considered appropriate uses in the planned business category. The planned business district encourages more high-end development with a stronger emphasis on aesthetics and landscaping. These factors had already been reviewed and met when the property was developed.

- C. **Findings:** The special use will not in its proposed location and as depicted on the required site plan, result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to Notice of Public Hearing by the City or governmental agency having jurisdiction to guide development.

The indoor commercial entertainment land use will not be noticeable from the outside except for potential signage. There are numerous special uses for indoor commercial entertainment approved across North State Street and south of the property.

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

- D. **Findings:** The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property, and maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

The planning staff is not aware of any business that chose not to locate or expand due to video gaming. North State Street is developed with a variety of businesses and limited residential. The special use conditions limit the amount of space the special use can occupy, therefore, planning staff does not anticipate that this special use will deter redevelopment of nearby properties.

- E. **Findings:** The proposed special use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvement facilities, utilities or services provided by public agencies servicing the subject property.

The subject property is already developed with a gas station that is served with municipal utilities.

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

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

The motion to adopt the Findings of Fact as presented by staff for case 2021-02 for a special use to permit indoor commercial entertainment (video gaming) at 2001 North State Street carried with a (7-0) roll call vote.

Carl Gnewuch, Acting Chairman
Belvidere Planning and Zoning Commission

MEMO

DATE: February 10, 2021
TO: Mayor and Members of the City Council
FROM: City of Belvidere Planning and Zoning Commission
SUBJECT: Recommendation for Case: 2021-02; HRB Group, Inc., 2001 N. State St.

REQUEST AND LOCATION:

The applicant, Birju Trivedi, 4849 N. Milwaukee Avenue, Ste 408, Chicago, IL 60630 on behalf of the property owner, GPM Midwest LLC, 8565 Magellan Parkway, Ste 400, Richmond, VA 23227 is requesting a special use to permit indoor commercial entertainment. Specifically, video gaming at 2001 North State Street, Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.105(C)(5)(B)(2) Indoor Commercial Entertainment and 150.904 Special Use Review and Approval Procedures) in the GB, General Business District. The subject property is rectangular in shape, comprised of two parcels that total approximately 1.45 acres and is developed with a FasFuel Gas Station and parking area. PINs: 05-22-426-053 and 05-22-426-064.

RECOMMENDATION:

The planning and zoning commission recommended the **approval** of case number **2021-02** for a special use to permit indoor commercial entertainment (video gaming) at 2001 North State Street subject to the following conditions:

1. Open alcohol is prohibited outside the premises unless otherwise permitted.
2. Alcohol consumption is only permitted within the video gaming area.
3. The video gaming area must be enclosed and only accessible through a designated entrance.

Motion to approve case 2021-02; HRB Group, Inc., 2001 N. State Street subject to the conditions as presented carried with a (7-0) roll call vote.

Carl Gnewuch, Acting Chairman
Belvidere Planning and Zoning Commission

CITY OF BELVIDERE

Community Development



BUILDING DEPARTMENT

PLANNING DEPARTMENT

401 WHITNEY BLVD. SUITE 300 BELVIDERE, IL 61008 * PII (815)547-7177 FAX (815)547-0789

February 1, 2020

ADVISORY REPORT

CASE NO: 2021-02

APPLICANT: HRB Group, Inc., 2001 North State Street

REQUEST AND LOCATION:

The applicant, Birju Trivedi, 4849 N. Milwaukee Avenue, Ste 408, Chicago, IL 60630 on behalf of the property owner, GPM Midwest LLC, 8565 Magellan Parkway, Ste 400, Richmond, VA 23227 is requesting a special use to permit indoor commercial entertainment. Specifically, video gaming at 2001 North State Street, Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.105(C)(5)(B)(2) Indoor Commercial Entertainment and 150.904 Special Use Review and Approval Procedures) in the GB, General Business District. The subject property is rectangular in shape, comprised of two parcels that total approximately 1.45 acres and is developed with a FasFuel Gas Station and parking area. PINs: 05-22-426-053 and 05-22-426-064.

EXISTING LAND USE:

Subject property: FasFuel Gas Station
North: Swedish American Medical Group
South: Multi-tenant commercial development and Arby's
East: Mixed commercial development
West: Enterprise Rent-A-Car

CURRENT ZONING:

Subject property: GB, General Business District
All Adjacent Property: GB, General Business District

COMPREHENSIVE PLAN:

Subject property: Planned Business
North, West and East: Planned Business
South: General Business

BACKGROUND:

In 2011 a special use was granted (Ordinance 112) to expand the Road Ranger Gas Station onto the two adjacent parcels that were previously developed with DiCello's Pizza and a single-family residence. In 2016, the property became a FasFuel Gas Station. Fourteen parking spaces are required; the site currently has 23 striped parking spaces (not counting gas pumps). This allows for adequate parking for both the gas station and gaming area.

The video gaming machines will be to the right of the entrance doors in direct line of sight to the cashier's counter. The gaming area will be delineated by a partial wall-like structure. Although the Zoning Ordinance permits the gas station to be open twenty-four/seven, the gaming machines will only be operational from 6am to 2am when liquor is allowed to be sold.

There are two other gas stations in Belvidere that have video gaming and permit the consumption of alcohol onsite. The Speedway Gas Station on Crystal Parkway qualifies as a truck stop, therefore, they were able to offer video gaming without the allowance of alcohol consumption onsite. Staff is not aware of any problems video gaming or alcohol has created at either site.

The Zoning Ordinance was updated in 2006 requiring a special use for Indoor Commercial Entertainment. Bars and taverns that were in existence prior to that date have been considered "grandfathered" for the bar use. In 2013, Illinois State Law allowed municipalities to determine that video gaming would be permitted within their jurisdiction. The State limits the number of machines to six per establishment and every establishment must have a liquor license that allows for the pouring of alcohol (except for those that qualify as a truck stop). In 2013, Belvidere voted to allow video gaming and in 2020, the City Council voted to increase the limit the number of gaming establishments to from 30 to 40. The applicant is aware that granting the special use does not guarantee them a license.

TREND OF DEVELOPMENT:

The subject property is located near the intersection of Doc Wolf Drive and North State Street, along the northern edge of the North State Street Commercial Corridor. Several businesses have either recently gone through extensive renovations or are in the planning stages for such renovations. North State Street consists of a mix of automobile-related businesses, retail, office and professional services.

COMPREHENSIVE PLAN:

The subject property is designated as "Planned Business" by the City of Belvidere Comprehensive Plan, adopted July 15, 1999. The Planned Business map category encourages high quality indoor commercial, office and institutional land uses, with generous landscaping and limited signage.

FINDINGS OF FACT:

Per Section 150.904 (G) of the City of Belvidere Zoning Ordinance, the criteria for granting a Special Use Permit are as follows:

- A. Findings: The establishment, maintenance, or operation of the special use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare.**

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

- B. **Findings: The proposed special use, both its general use independent of its location and in its specific location, will be in harmony with the purposes, goals, objectives, policies, and standards of the City of Belvidere Comprehensive Plan, this Chapter, and any other plan, program, or ordinance adopted, or under consideration pursuant to Notice of Public Hearing by the City.**

The Comprehensive Plan shows the property as planned business. Food establishments, bars/taverns and arcades are considered appropriate uses in the planned business category. The planned business district encourages more high-end development with a stronger emphasis on aesthetics and landscaping. These factors had already been reviewed and met when the property was developed.

- C. **Findings: The special use will not in its proposed location and as depicted on the required site plan, result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to Notice of Public Hearing by the City or governmental agency having jurisdiction to guide development.**

The indoor commercial entertainment land use will not be noticeable from the outside except for potential signage. There are numerous special uses for indoor commercial entertainment approved across North State Street and south of the property.

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

- D. **Findings: The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property, and maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.**

The planning staff is not aware of any business that chose not to locate or expand due to video gaming. North State Street is developed with a variety of businesses and limited residential. The special use conditions limit the amount of space the special use can occupy, therefore, planning staff does not anticipate that this special use will deter redevelopment of nearby properties.

- E. **Findings: The proposed special use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvement facilities, utilities or services provided by public agencies servicing the subject property.**

The subject property is already developed with a gas station that is served with municipal utilities.

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

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

SUMMARY OF FINDINGS:

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

The planning staff is not aware of any business that chose not to locate or expand due to video gaming. North State Street is developed with a variety of businesses and limited residential. The special use conditions limit the amount of space the special use can occupy, therefore, planning staff does not anticipate that this special use will deter redevelopment of nearby properties. The indoor commercial entertainment land use will not be noticeable from the outside except for potential signage

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

RECOMMENDATION:

The planning staff recommends the **approval** of case number **2021-02** for a special use at 2001 North State Street subject to the following conditions:

1. Open alcohol is prohibited outside the premises unless otherwise permitted.
2. Alcohol consumption is only permitted within the video gaming area.
3. The video gaming area must be enclosed and only accessible through a designated entrance.

Submitted by:



Gina DelRose
Community Development Planner

Review and Recommendation by the Planning and Zoning Commission. The Planning and Zoning Commission shall review the application, adopt findings of fact, and make a recommendation to the City Council.

Review and Action by the City Council. The City Council shall consider the Planning and Zoning Commission's recommendation regarding the proposed special use. The City Council may approve or deny the special use as originally proposed, may approve the proposed special use with modifications or may remand the matter back to the Planning and Zoning Commission for further discussion or hearing. The City Council's approval of the requested special use shall be considered the approval of a unique request, and shall not be construed as precedent for any other proposed special use.

ATTACHMENTS

1. Location Map by Planning Staff.
2. Aerial Photo with by Planning Staff.
3. Narrative submitted by Applicant.
4. Site plan submitted by Applicant.
5. Letter submitted by the Boone County Soil and Water Conservation District, Bill Hall, January 15, 2021.

DOC WOLF DR

CASE 2021-02
2001 North State Street
HRB Group, Inc.
SU

(BUS US 20)

N STATE ST



1 inch = 74 feet



CASE 2021-02
2001 North State Street
HRB Group, Inc.
SU

HRB Group Inc.
2001 N State St.
Belvidere, IL 61008

Reason for Request for Gaming License

I, Birju Trivedi, the President of the corporation HRB Group Inc. would like to request an approval of 1 Gaming License in the Convenience Store to drive more foot traffic into our gas station. The approval of the license would increase business revenues and would help the community to bring a form of entertainment. We as a small business owner have been affected by COVID-19 and we have noticed the community and City of Belvidere has also been affected heavily. We want to bring Gaming as a form of entertainment for the city to enjoy while maintaining safety standards at our site. We will make sure to take all precautions for a clean, healthy, and safe gaming section within our Store. The goal of our brand is to make a one-stop shop for the people in the community of Belvidere, so they can have a complete experience at our location. This will help bring the community together and help us as small business owners drive up our revenues so we can continue to strive in a great community such as the City of Belvidere.



Birju Trivedi
President



Date





211 N. Appleton Road
Belvidere, IL 61008
815-544-2677 x3

January 15, 2021

SWCD NRI #: XXXX

Belvidere Planning Department
401 Whitney Blvd., Suite 300
Belvidere, IL 61008

Dear Sir/Madam,

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

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

Location of Site: 2001 N. State Street, Belvidere
PIN(S): 05-22-426-053; 05-22-426-064

Contact	Petitioner	Owner
Birju Trivedi 4849 N. Milwaukee Ave # 408, Chicago, IL 60630 770-375-9399	Same	GPM Midwest LLC 8565 Magellan Pkwy #400, Richmond, VA 23227 770-375-9399

Request: Special use for indoor commercial entertainment, specifically video gaming.

Notes: No additional construction or soil disturbance is taking place. The video gaming machines will be inside a FasFuel gas station

Sincerely,

Bill Hall
Boone County Soil &
Water Conservation District

ORDINANCE NO. 521H

**AN ORDINANCE GRANTING A SPECIAL USE
TO ALLOW INDOOR COMMERCIAL ENTERTAINMENT
(VIDEO GAMING)
WITHIN THE PB, PLANNED BUSINESS DISTRICT
(1052 Belvidere Road)**

WHEREAS, The City of Belvidere has adopted Chapter 150, Zoning Ordinance in accordance with the provisions of Illinois Compiled Statutes to regulate the use of land and to specify the minimum requirements for improvements on land in the City of Belvidere; and

WHEREAS, Special Uses are certain municipal or private uses that due to their physical or operational characteristics may pose a threat to the value, use and enjoyment of adjoining property; are reviewed on a case by case basis; and are permitted only by permission of the Belvidere City Council; and,

WHEREAS, The applicant, Birju Trivedi, 4849 N. Milwaukee Avenue, Ste 408, Chicago, IL 60630 on behalf of the property owner, GPM Midwest LLC, 8565 Magellan Parkway, Ste 400, Richmond, VA 23227 is requesting a special use to permit indoor commercial entertainment to operate video gaming at 1052 Belvidere Road; and

WHEREAS, after due notice by publication pursuant to the Illinois State Statutes, the City of Belvidere Planning and Zoning Commission held a public hearing on February 9, 2021 concerning the proposed Special Use; and,

WHEREAS, the City of Belvidere Planning and Zoning Commission having examined the application and having considered the evidence, both oral and documentary and being fully advised about the premises did make findings of fact and a recommendation; and,

WHEREAS, the corporate authorities of the City considered the findings of fact and concur with the recommendation of the Planning and Zoning Commission,

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BELVIDERE, BOONE COUNTY, ILLINOIS, AS FOLLOWS:

Section 1. The foregoing recitals are incorporated herein by this reference.

Section 2. That a Special Use in the PB, Planned Business District for indoor commercial entertainment (video gaming) on the property depicted in Attachment A and legally described as:

Beginning at a point in the West line of the Northwest Quarter of Section 31, Township 44 North, Range 4, east of the Third Principal Meridian, 264 feet North of the Southwest corner of said Quarter Section; thence East and parallel with the South Quarter Section line, 277.5 feet to an iron stake; thence North and parallel with said West Quarter Section line, 192.5 feet to an iron stake; thence West and parallel with said South Quarter Section line, 277.5 feet to a point in the West line of said Northwest Quarter Section; thence South along last said West line 192.5 feet to the place of beginning. Situated in the Town of Bonus, in the County of Boone in the State of Illinois. ALSO: Beginning at a point in the West line of the Northwest Quarter of Section 31, Township 44 North Range 4, East of the Third Principal Meridian, 456.5 feet North of the Southwest corner of said Quarter Section, said point of beginning being the Northwest corner of the tract of land now owned by the grantees herein; thence East and parallel with the South Quarter Section line and along the North line of said Tract of land now owned by said grantees herein, 277.5 feet to the Northeast corner of said Tract of land; thence North and parallel with said West Quarter Section line, 40 feet to a point; thence West and parallel with the South Quarter Section line, 277.5 feet to a point in the West line of said Northwest Quarter Section; thence South along last said West line 40 feet to the place of beginning; the same being a strip of land 40 feet of even width, along the North line of said Tract of land, now owned by the grantees herein. Situated in the County of Boone and the State of Illinois. PIN: 06-31-100-007

is hereby approved, subject to the following conditions:

1. Open alcohol is prohibited outside the premises unless otherwise permitted.
2. Alcohol consumption is only permitted within the video gaming area.
3. The video gaming area must be enclosed and only accessible through a designated entrance.

Section 3. That the premises shall be used in accordance with and subject to the applicable provisions of the Zoning Ordinance of the City of Belvidere and

shall not be used except as may otherwise be expressly authorized by the applicable law and the special use.

Section 4. That acceptance of any of the benefits of this Special Use shall be deemed acceptance of all the terms and conditions set forth herein.

Section 5. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 6. If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

Section 7. This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

PASSED by the City Council of the City of Belvidere this ____ day of _____, 2021.

APPROVED by the Mayor of the City of Belvidere this ____ day of _____, 2021.

Michael W. Chamberlain, Mayor

ATTEST:

Sarah Turnipseed, City Clerk

Ayes: ____ Nays: ____ Absent: ____

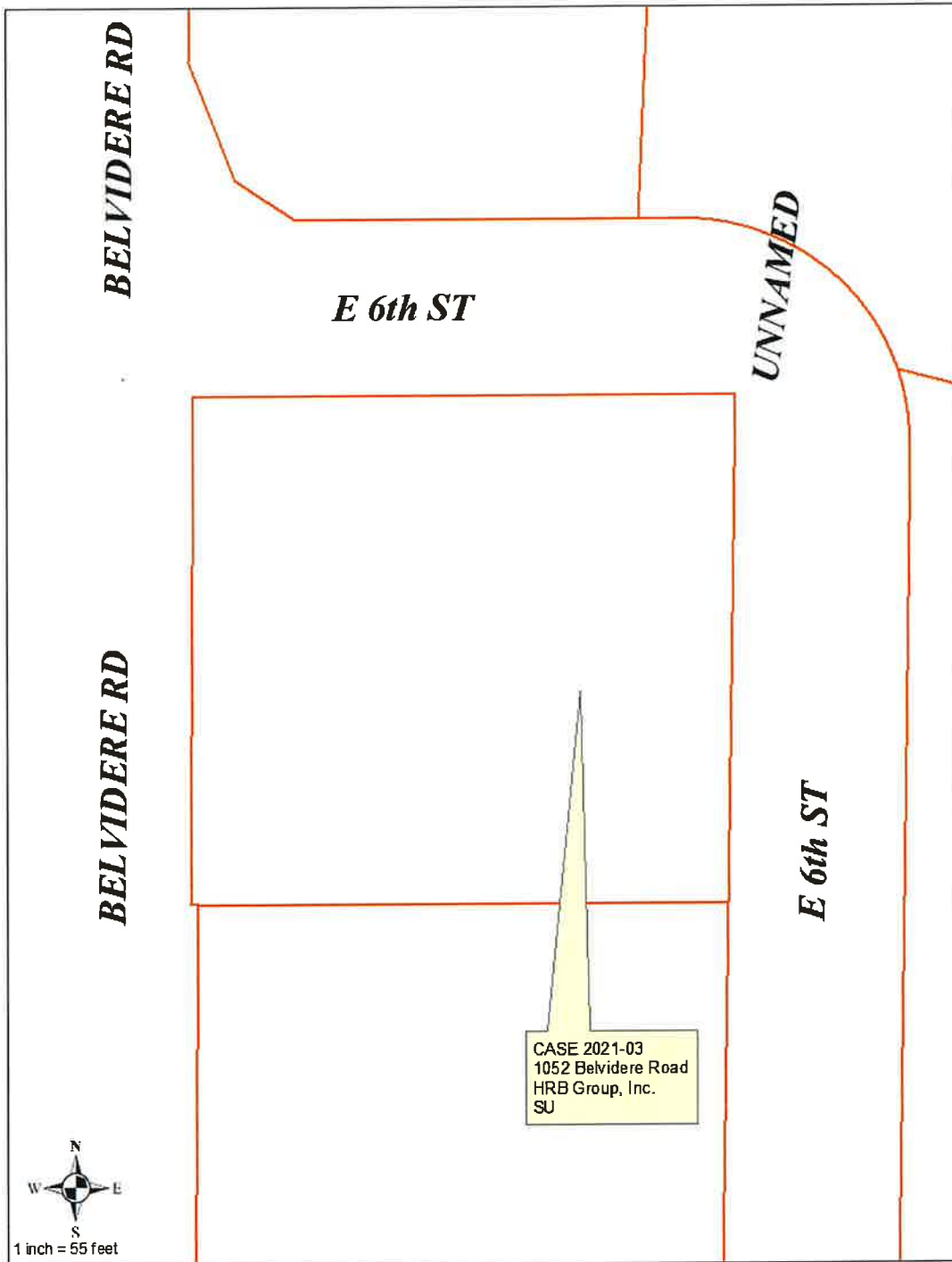
City Council Members Voting Aye: ____

City Council Members Voting Nay: ____

Date Published:

Sponsor: _____

ATTACHMENT A



MEMO

DATE: February 10, 2021
TO: Mayor and Members of the City Council
FROM: City of Belvidere Planning and Zoning Commission
SUBJECT: Recommendation for Case: 2021-03; HRB Group, Inc., 1052 Belvidere Road

REQUEST AND LOCATION:

The applicant, Birju Trivedi, 4849 N. Milwaukee Avenue, Ste 408, Chicago, IL 60630 on behalf of the property owner, GPM Midwest LLC, 8565 Magellan Parkway, Ste 400, Richmond, VA 23227 is requesting a special use to permit indoor commercial entertainment. Specifically, video gaming at 1052 Belvidere Road, Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.105(C)(4)(B)(2) Indoor Commercial Entertainment and 150.904 Special Use Review and Approval Procedures) in the PB, Planned Business District. The subject property is rectangular in shape, approximately 1.35 acres in size and is developed with a FasFuel Gas Station and parking area. PIN: 06-31-100-007

RECOMMENDATION:

The planning and zoning commission recommended the **approval** of case number **2021-03** for a special use to permit indoor commercial entertainment (video gaming) at 1052 Belvidere Road subject to the following conditions:

1. Open alcohol is prohibited outside the premises unless otherwise permitted.
2. Alcohol consumption is only permitted within the video gaming area.
3. The video gaming area must be enclosed and only accessible through a designated entrance.

Motion to approve case 2021-03; HRB Group, Inc., 1052 Belvidere Road subject to the conditions as presented carried with a (7-0) roll call vote.

Carl Gnewuch, Acting Chairman
Belvidere Planning and Zoning Commission

MEMO

DATE: February 10, 2021

TO: Mayor and Members of the City Council

FROM: City of Belvidere Planning and Zoning Commission

SUBJECT: Findings of Fact for Case: 2021-03; HRB Group, Inc., 1052 Belvidere Rd.

REQUEST AND LOCATION:

The applicant, Birju Trivedi, 4849 N. Milwaukee Avenue, Ste 408, Chicago, IL 60630 on behalf of the property owner, GPM Midwest LLC, 8565 Magellan Parkway, Ste 400, Richmond, VA 23227 is requesting a special use to permit indoor commercial entertainment. Specifically, video gaming at 1052 Belvidere Road, Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.105(C)(4)(B)(2) Indoor Commercial Entertainment and 150.904 Special Use Review and Approval Procedures) in the PB, Planned Business District. The subject property is rectangular in shape, approximately 1.35 acres in size and is developed with a FasFuel Gas Station and parking area. PIN: 06-31-100-007

FINDINGS OF FACT:

Per Section 150.904 (G) of the City of Belvidere Zoning Ordinance, the criteria for granting a Special Use Permit are as follows:

- A. Findings: The establishment, maintenance, or operation of the special use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare.**

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

- B. Findings: The proposed special use, both its general use independent of its location and in its specific location, will be in harmony with the purposes, goals, objectives, policies, and standards of the City of Belvidere Comprehensive Plan, this Chapter, and any other plan, program, or ordinance adopted, or under consideration pursuant to Notice of Public Hearing by the City.**

The Comprehensive Plan shows the property as general business. Food establishments, bars/taverns and arcades are considered appropriate uses in the general business category. The general business district encourages indoor commercial, office, institutional and controlled outdoor display land uses, with moderate landscaping and signage. These factors had already been reviewed and met when the property was developed.

- C. **Findings:** The special use will not in its proposed location and as depicted on the required site plan, result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to Notice of Public Hearing by the City or governmental agency having jurisdiction to guide development.

The indoor commercial entertainment land use will not be noticeable from the outside except for potential signage. The property has adequate parking and ingress/egress off East 6th Street and any potential increased traffic due to the special use is not anticipated to negatively impact the accessibility of nearby properties.

- D. **Findings:** The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property, and maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

The planning staff is not aware of any business that chose not to locate or expand due to video gaming. Belvidere Road is developed with a variety of land uses and the multi-family development to the east acts a buffer between commercial and single-family residential land uses. The special use conditions limit the amount of space the special use can occupy, therefore, planning staff does not anticipate that this special use will deter redevelopment of nearby properties. As the Logan Square subdivision develops, more commercial land uses will locate in the area.

- E. **Findings:** The proposed special use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvement facilities, utilities or services provided by public agencies servicing the subject property.

The subject property is already developed with a gas station that is served with municipal utilities.

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

There do not appear to be any public benefits or adverse impacts related to the special use request. Staff is not aware, however, of any negative impacts the other bars and video gaming have created.

The motion to adopt the Findings of Fact as presented by staff for case 2021-03 for a special use to permit indoor commercial entertainment (video gaming) at 1052 Belvidere Road carried with a (7-0) roll call vote.

Carl Gnewuch, Acting Chairman
Belvidere Planning and Zoning Commission

MEMO

DATE: February 10, 2021
TO: Mayor and Members of the City Council
FROM: City of Belvidere Planning and Zoning Commission
SUBJECT: Recommendation for Case: 2021-03; HRB Group, Inc., 1052 Belvidere Road

REQUEST AND LOCATION:

The applicant, Birju Trivedi, 4849 N. Milwaukee Avenue, Ste 408, Chicago, IL 60630 on behalf of the property owner, GPM Midwest LLC, 8565 Magellan Parkway, Ste 400, Richmond, VA 23227 is requesting a special use to permit indoor commercial entertainment. Specifically, video gaming at 1052 Belvidere Road, Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.105(C)(4)(B)(2) Indoor Commercial Entertainment and 150.904 Special Use Review and Approval Procedures) in the PB, Planned Business District. The subject property is rectangular in shape, approximately 1.35 acres in size and is developed with a FasFuel Gas Station and parking area. PIN: 06-31-100-007

RECOMMENDATION:

The planning and zoning commission recommended the **approval** of case number **2021-03** for a special use to permit indoor commercial entertainment (video gaming) at 1052 Belvidere Road subject to the following conditions:

1. Open alcohol is prohibited outside the premises unless otherwise permitted.
2. Alcohol consumption is only permitted within the video gaming area.
3. The video gaming area must be enclosed and only accessible through a designated entrance.

Motion to approve case 2021-03; HRB Group, Inc., 1052 Belvidere Road subject to the conditions as presented carried with a (7-0) roll call vote.

Carl Gnewuch, Acting Chairman
Belvidere Planning and Zoning Commission

CITY OF BELVIDERE

Community Development



BUILDING DEPARTMENT

PLANNING DEPARTMENT

401 WHITNEY BLVD. SUITE 300 BELVIDERE, IL 61008 * PH (815)547-7177 FAX (815)547-0789

February 2, 2021

ADVISORY REPORT

CASE NO: 2021-03

APPLICANT: HRB Group, Inc., 1052 Belvidere Road

REQUEST AND LOCATION:

The applicant, Birju Trivedi, 4849 N. Milwaukee Avenue, Ste 408, Chicago, IL 60630 on behalf of the property owner, GPM Midwest LLC, 8565 Magellan Parkway, Ste 400, Richmond, VA 23227 is requesting a special use to permit indoor commercial entertainment. Specifically, video gaming at 1052 Belvidere Road, Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.105(C)(4)(B)(2) Indoor Commercial Entertainment and 150.904 Special Use Review and Approval Procedures) in the PB, Planned Business District. The subject property is rectangular in shape, approximately 1.35 acres in size and is developed with a FasFuel Gas Station and parking area. PIN: 06-31-100-007

EXISTING LAND USE:

Subject property: FasFuel Gas Station
North: Multi-unit commercial development
South: Vacant
East: Logan Square Condos
West: Immanuel Lutheran Church

CURRENT ZONING:

Subject property: PB, Planned Business District
North and South: PB, Planned Business District
West: I, Institutional District
East: SR-4, Single-family Residential-4 District

COMPREHENSIVE PLAN:

Subject property: General Business
North, South and East: General Business
West: Institutional

BACKGROUND:

In 2007 a special use was granted (Ordinance 916G) to construct a Road Ranger Gas Station. In 2016, the property became a FasFuel Gas Station. Fourteen parking spaces are required; the site currently has 15 striped parking spaces (not counting gas pumps). The allows for adequate parking whether the 4,240 square building is used as a gas station or indoor commercial entertainment.

The video gaming machines will be to the right of the entrance doors in direct line of sight to the cashier's counter. The gaming area will be delineated by a partial wall-like structure. Although the Zoning Ordinance permits the gas station to be open twenty-four/seven, the gaming machines will only be operational from 6am to 2am when liquor is allowed to be sold.

There are two other gas stations in Belvidere that have video gaming and permit the consumption of alcohol onsite. The Speedway Gas Station on Crystal Parkway qualifies as a truck stop, therefore, they were able to offer video gaming without the allowance of alcohol consumption onsite. Staff is not aware of any problems video gaming or alcohol has created at either site.

The Zoning Ordinance was updated in 2006 requiring a special use for Indoor Commercial Entertainment. Bars and taverns that were in existence prior to that date have been considered "grandfathered" for the bar use. In 2013, Illinois State Law allowed municipalities to determine that video gaming would be permitted within their jurisdiction. The State limits the number of machines to six per establishment and every establishment must have a liquor license that allows for the pouring of alcohol (except for those that qualify as a truck stop). In 2013, Belvidere voted to allow video gaming and in 2020, the City Council voted to increase the limit of number of gaming establishments to from 30 to 40. The applicant is aware that granting the special use does not guarantee them a license.

TREND OF DEVELOPMENT:

The subject property is located at the southeast corner of Belvidere Road and East 6th Street. It is part of the Logan Square mixed-use development which has stalled since the recession. Belvidere Road is developed with a mix of residential, commercial and institutional land uses.

COMPREHENSIVE PLAN:

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

FINDINGS OF FACT:

Per Section 150.904 (G) of the City of Belvidere Zoning Ordinance, the criteria for granting a Special Use Permit are as follows:

- A. **Findings: The establishment, maintenance, or operation of the special use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare.**

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

- B. **Findings:** The proposed special use, both its general use independent of its location and in its specific location, will be in harmony with the purposes, goals, objectives, policies, and standards of the City of Belvidere Comprehensive Plan, this Chapter, and any other plan, program, or ordinance adopted, or under consideration pursuant to Notice of Public Hearing by the City.

The Comprehensive Plan shows the property as general business. Food establishments, bars/taverns and arcades are considered appropriate uses in the general business category. The general business district encourages indoor commercial, office, institutional and controlled outdoor display land uses, with moderate landscaping and signage. These factors had already been reviewed and met when the property was developed.

- C. **Findings:** The special use will not in its proposed location and as depicted on the required site plan, result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to Notice of Public Hearing by the City or governmental agency having jurisdiction to guide development.

The indoor commercial entertainment land use will not be noticeable from the outside except for potential signage. The property has adequate parking and ingress/egress off East 6th Street and any potential increased traffic due to the special use is not anticipated to negatively impact the accessibility of nearby properties.

- D. **Findings:** The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property, and maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

The planning staff is not aware of any business that chose not to locate or expand due to video gaming. Belvidere Road is developed with a variety of land uses and the multi-family development to the east acts a buffer between commercial and single-family residential land uses. The special use conditions limit the amount of space the special use can occupy, therefore, planning staff does not anticipate that this special use will deter redevelopment of nearby properties. As the Logan Square subdivision develops, more commercial land uses will locate in the area.

- E. **Findings:** The proposed special use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvement facilities, utilities or services provided by public agencies servicing the subject property.

The subject property is already developed with a gas station that is served with municipal utilities.

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

There do not appear to be any public benefits or adverse impacts related to the special use request. Staff is not aware, however, of any negative impacts the other bars and video gaming have created.

SUMMARY OF FINDINGS:

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

The indoor commercial entertainment land use will not be noticeable from the outside except for potential signage. The property has adequate parking and ingress/egress off East 6th Street and any potential increased traffic due to the special use is not anticipated to negatively impact the accessibility of nearby properties.

The planning staff is not aware of any business that chose not to locate or expand due to video gaming. Belvidere Road is developed with a variety of land uses and the multi-family development to the east acts a buffer between commercial and single-family residential land uses. The special use conditions limit the amount of space the special use can occupy, therefore, planning staff does not anticipate that this special use will deter redevelopment of nearby properties. As the Logan Square subdivision develops, more commercial land uses will locate in the area.

RECOMMENDATION:

The planning staff recommends the **approval** of case number **2021-03** for a special use at 1052 Belvidere Road subject to the following conditions:

1. Open alcohol is prohibited outside the premises unless otherwise permitted.
2. Alcohol consumption is only permitted within the video gaming area.
3. The video gaming area must be enclosed and only accessible through a designated entrance.

Submitted by:


Gina DelRose
Community Development Planner

Review and Recommendation by the Planning and Zoning Commission. The Planning and Zoning Commission shall review the application, adopt findings of fact, and make a recommendation to the City Council.

Review and Action by the City Council. The City Council shall consider the Planning and Zoning Commission's recommendation regarding the proposed special use. The City Council may approve or deny the special use as originally proposed, may approve the proposed special use with modifications or may remand the matter back to the Planning and Zoning Commission for further discussion or hearing. The City Council's approval of the requested special use shall be considered the approval of a unique request, and shall not be construed as precedent for any other proposed special use.

ATTACHMENTS

1. Location Map by Planning Staff.
2. Aerial Photo with by Planning Staff.
3. Narrative submitted by Applicant.
4. Site plan submitted by Applicant.
5. Letter submitted by the Boone County Soil and Water Conservation District, Bill Hall, January 15, 2021.

BELVIDERE RD

E 6th ST

UNNAMED

BELVIDERE RD

E 6th ST

CASE 2021-03
1052 Belvidere Road
HRB Group, Inc.
SU



1 inch = 55 feet

E 6th ST



CASE 2021-03
1052 Belvidere Road
HRB Group, Inc.
SU



1 inch = 37 feet

AHRB Inc.
1052 E Belvidere Rd.
Belvidere, IL 61008

Reason for Request for Gaming License

I, Birju Trivedi, the President of the corporation AHRB Inc. would like to request an approval of 1 Gaming License in the Convenience Store to drive more foot traffic into our gas station. The approval of the license would increase business revenues and would help the community to bring a form of entertainment. We as a small business owner have been affected by COVID-19 and we have noticed the community and City of Belvidere has also been affected heavily. We want to bring Gaming as a form of entertainment for the city to enjoy while maintaining safety standards at our site. We will make sure to take all precautions for a clean, healthy, and safe gaming section within our Store. The goal of our brand is to make a one-stop shop for the people in the community of Belvidere, so they can have a complete experience at our location. This will help bring the community together and help us as small business owners drive up our revenues so we can continue to strive in a great community such as the City of Belvidere.



Birju Trivedi
President



Date





211 N. Appleton Road
Belvidere, IL 61008
815-544-2677 x3

January 15, 2021

SWCD NRI #: XXXX

Belvidere Planning Department
401 Whitney Blvd., Suite 300
Belvidere, IL 61008

Dear Sir/Madam,

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

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

Location of Site: 1052 Belvidere Rd, Belvidere
PIN(S): 06-31-100-007

Contact	Petitioner	Owner
Birju Trivedi 4849 N. Milwaukee Ave # 408, Chicago, IL 60630 770-375-9399	Same	GPM Midwest LLC 8565 Magellan Pkwy #400, Richmond, VA 23227 770-375-9399

Request: Special use for indoor commercial entertainment, specifically video gaming.

Notes: No additional construction or soil disturbance is taking place. The video gaming machines will be inside a FasFuel gas station

Sincerely,

Bill Hall
Boone County Soil &
Water Conservation District

ORDINANCE NO. 522H

**AN ORDINANCE GRANTING A SPECIAL USE
TO ALLOW INDOOR COMMERCIAL ENTERTAINMENT
(VIDEO GAMING)
WITHIN THE GB, GENERAL BUSINESS DISTRICT
(2038 North State Street)**

WHEREAS, The City of Belvidere has adopted Chapter 150, Zoning Ordinance in accordance with the provisions of Illinois Compiled Statutes to regulate the use of land and to specify the minimum requirements for improvements on land in the City of Belvidere; and

WHEREAS, Special Uses are certain municipal or private uses that due to their physical or operational characteristics may pose a threat to the value, use and enjoyment of adjoining property; are reviewed on a case by case basis; and are permitted only by permission of the Belvidere City Council; and,

WHEREAS, The applicant and property owner, Vasant Patel, 7197 Golden Eagle Drive, Loves Park, IL 61111 is requesting a special use to permit indoor commercial entertainment to operate video gaming at 2038 North State Street; and

WHEREAS, after due notice by publication pursuant to the Illinois State Statutes, the City of Belvidere Planning and Zoning Commission held a public hearing on February 9, 2021 concerning the proposed Special Use; and,

WHEREAS, the City of Belvidere Planning and Zoning Commission having examined the application and having considered the evidence, both oral and documentary and being fully advised about the premises did make findings of fact and a recommendation; and,

WHEREAS, the corporate authorities of the City considered the findings of fact and concur with the recommendation of the Planning and Zoning Commission,

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BELVIDERE, BOONE COUNTY, ILLINOIS, AS FOLLOWS:

Section 1. The foregoing recitals are incorporated herein by this reference.

Section 2. That a Special Use in the GB, General Business District for indoor commercial entertainment (video gaming) on the property depicted in Attachment A and legally described as:

Parcel I

Lot 21 and Lot 22 in Harold V. Davis Subdivision of a part of the Southeast Quarter of Section 22, Township 44 North, Range 3 East of the Third Principal Meridian, as platted and recorded in the Recorder's office of Boone County, Illinois, February 7, 1956, in Book 4 of Plats, on pages 13 and 14, in Boone County, Illinois; Also a part of the Southeast Quarter of Section 22, Township 44 North, Range 3 East of the Third Principal Meridian, described as follows: Commencing at the Southeasterly corner of Lot 22 of Harold V. Davis Subdivision, as platted and recorded in the Recorder's Office of Boone County, Illinois, and running thence Southerly along the East line of Lot 22 aforesaid, extended a distance of 165 feet; running thence Westerly and parallel with the Southerly line of Lot 22 aforesaid, 165 feet to a point; thence Northerly and parallel with the East line of Lot 22 extended Southerly 165 feet to the Southwest corner of Lot 21 in said Subdivision, and running thence Easterly 165 feet to the Place of Beginning, in Boone County, Illinois. Excepting therefrom property deeded to Bruce W. Hoffman and Beverly F. Hoffman in Warranty Deed recorded January 7, 1991, as Document No. 91-63 described as follows: Part of the Southeast Quarter of Section 22, Township 44 North, Range 3 East of the Third Principal Meridian and part of Lot 22 as designated upon the Plat of Harold V. Davis Subdivision, the Plat of which is recorded in Book 4 of Plats on pages 13 and 14 in the Recorder's Office of Boone County, Illinois bounded and described as follows: Beginning at the most Southerly corner of said Lot 22; thence South 32 degrees 00 minutes 00 seconds West, along the Easterly line of said Lot 22 extended a distance of 165.00 feet; thence North 58 degrees 00 minutes 00 seconds West, parallel with the Southerly line of said Lot 22, a distance of 82.12 feet; thence North 32 degrees 00 minutes 00 seconds East parallel with the Easterly line of said Lot 22 a distance of 303.00 feet to the Southerly line of premises conveyed by Everett F. Johnson and wife to the State of Illinois by Instrument dated October 23, 1957 and recorded in Book 2 of Roads on page 198 in said Recorder's Office ; thence South 58 degrees 00 minutes 00 seconds East, along the Southerly line of said premises so conveyed by Johnson as aforesaid, 82.12 feet to

the Easterly line of said Lot 22; thence South 32 degrees 00 minutes 00 seconds West, along the Easterly line of said Lot 22, a distance of 138.00 feet to the Place of Beginning. Situated in the City of Belvidere, County of Boone and State of Illinois.

PARCEL II

Part of the Southeast Quarter of Section 22, Township 44 North, Range 3 East of the Third Principal Meridian, and part of Lots 20 and 21 as designated upon the Plat of Harold V. Davis Subdivision, the Plat of which is recorded in Book 4 of Plats on page 13 and 14 in the Recorder's Office of Boone County, Illinois, bounded and described as follows: Commencing at the most Southerly corner of Lot 22 as designated upon said Plat of Harold V. Davis Subdivision; thence South 32 degrees 00 minutes 00 seconds West, along the Easterly line of said Lot 22 extended, a distance of 165.00 feet; thence North 58 degrees 00 minutes 00 seconds West, parallel with the Southerly line of said Lot 22 a distance of 122.60 feet to the Point of Beginning for the following described parcel: Thence North 32 degrees 00 minutes 00 seconds East, parallel with the Easterly line of said Lot 22, a distance of 303.0 feet to the Southerly line of premises conveyed by Everett F. Johnson and wife to the State of Illinois by Instrument dated October 23, 1957 and recorded in Book 2 of Roads on page 197 in the Recorder's Office of Boone County, Illinois; thence North 58 degrees 00 minutes 00 seconds West, along the Southerly line of said premises so conveyed by Everett F. Johnson to the State of Illinois as aforesaid, 80.0 feet; thence South 32 degrees 00 minutes 00 seconds West, 303.00 feet; thence South 58 degrees 00 minutes 00 seconds East, 80.00 feet to the Point of Beginning, situated in Boone County, Illinois; Excepting therefrom the following described parcel: Part of the Southeast Quarter of Section 22, Township 44 North, Range 3 East of the Third Principal Meridian, bounded and described as follows: Commencing at the intersection of the Westerly line of Lot 19 , designated upon the Plat of Harold V. Davis Subdivision, with the Southerly line of premises conveyed by Everett F. Johnson and wife to the State of Illinois by Instrument dated October 23, 1957 and recorded in Book 2 of Roads on page 197 in said Recorder's Office; thence South 32 degrees 00 minutes 00 seconds West,

along the Westerly line of said Lot 19 as aforesaid and along the Easterly right-of-way for High Line Street as designated upon the Plat of First Addition to Harold V. Davis Subdivision, the Plat of which is recorded in Book 5 of Plats on pages 24 and 25 in said Recorder's Office, 240.00 feet; thence South 58 degrees 00 minutes 00 seconds East, parallel with the Southerly line of said premises so conveyed by Johnson to the State of Illinois as aforesaid, 125.00 feet to the point of Beginning for the following described tract; thence continuing along said parallel line, South 58 degrees 00 minutes 00 seconds East, 35.00 feet; thence South 32 degrees 00 minutes 00 seconds West, parallel with the Easterly right-of-way line for High Line Street as aforesaid 63.00 feet; thence North 58 degrees 00 minutes 00 seconds West, parallel with the Southerly line of said premises so conveyed by Johnson to the State of Illinois as aforesaid, 35.00 feet; thence North 32 degrees 00 minutes 00 seconds East, parallel with the Easterly right-of-way line for High Line Street as aforesaid 63.00 feet to the point of Beginning; situated in the City of Belvidere, County of Boone and State of Illinois. PIN: 05-22-476-026

is hereby approved, subject to the following conditions:

1. Open alcohol is prohibited outside the premises unless otherwise permitted.
2. The video gaming shall be in substantial compliance with the site plan submitted. (Attachment B)
3. The special use is only for the tenant space commonly known as 2038 North State Street.

Section 3. That the premises shall be used in accordance with and subject to the applicable provisions of the Zoning Ordinance of the City of Belvidere and shall not be used except as may otherwise be expressly authorized by the applicable law and the special use.

Section 4. That acceptance of any of the benefits of this Special Use shall be deemed acceptance of all the terms and conditions set forth herein.

Section 5. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 6. If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

Section 7. This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

PASSED by the City Council of the City of Belvidere this ____ day of _____, 2021.

APPROVED by the Mayor of the City of Belvidere this ____ day of _____, 2021.

Michael W. Chamberlain, Mayor

ATTEST:

Sarah Turnipseed, City Clerk

Ayes: ____ Nays: ____ Absent: ____

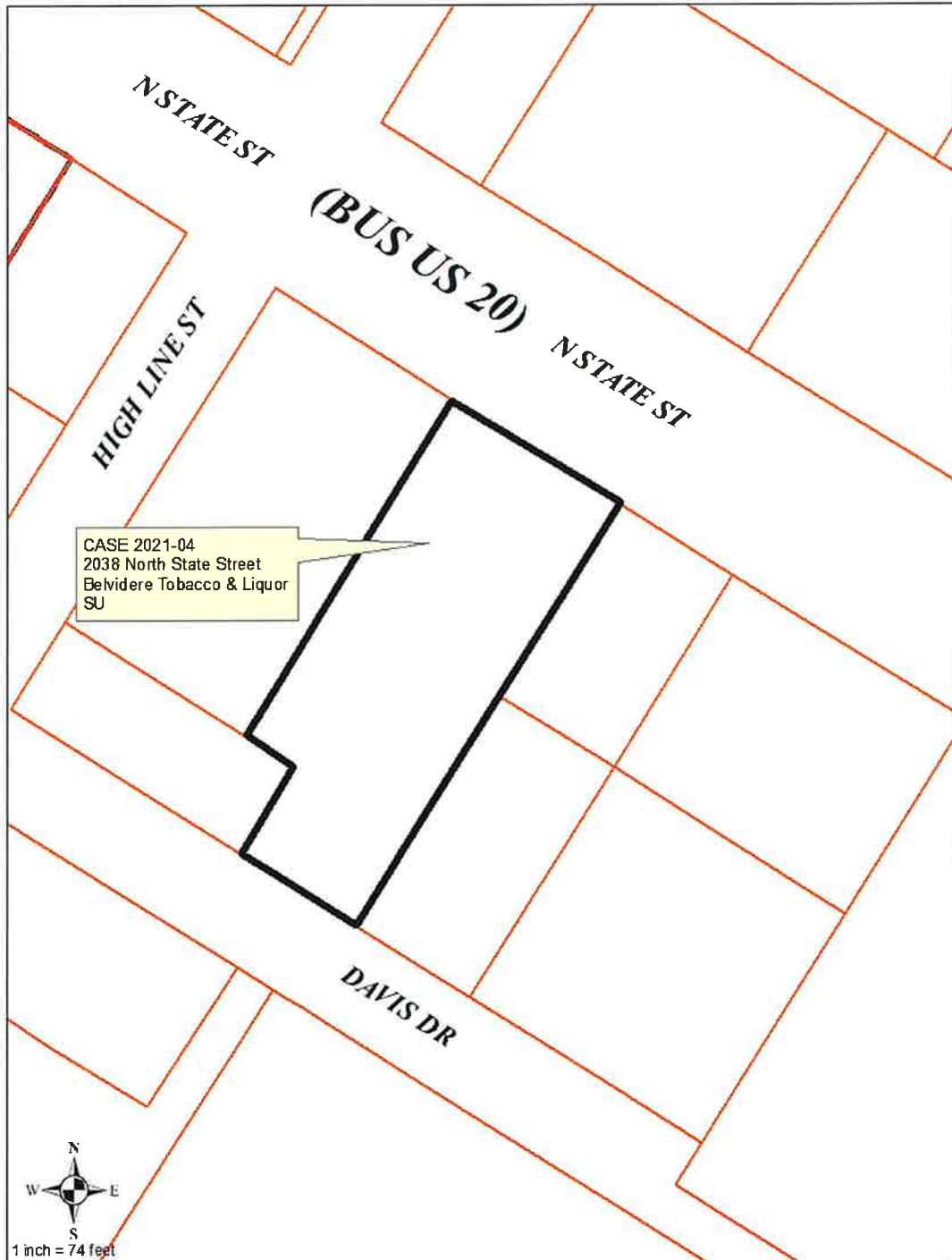
City Council Members Voting Aye: ____

City Council Members Voting Nay: ____

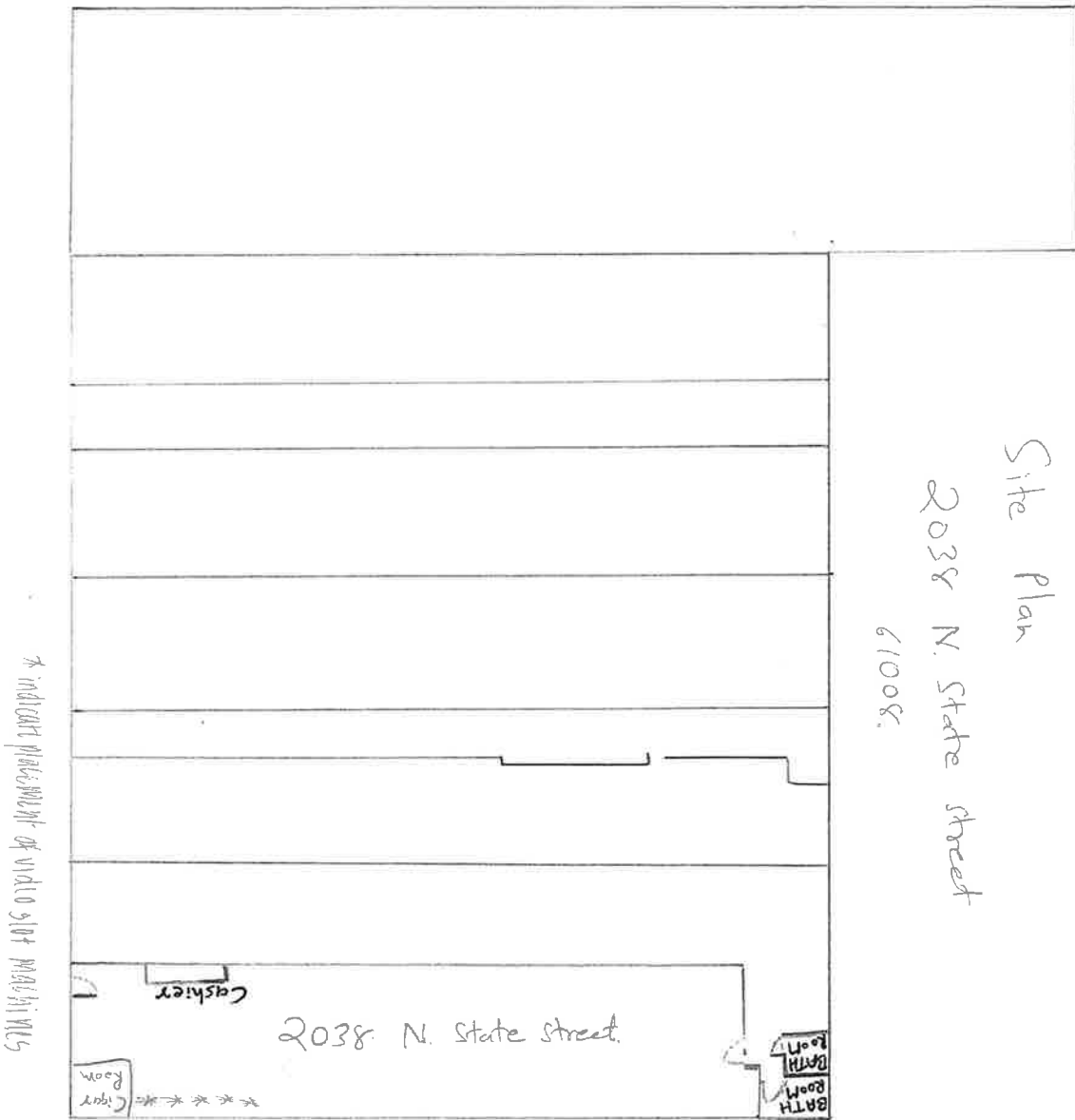
Date Published:

Sponsor: _____

ATTACHMENT A



ATTACHMENT B



MEMO

DATE: February 10, 2021

TO: Mayor and Members of the City Council

FROM: City of Belvidere Planning and Zoning Commission

SUBJECT: Recommendation for Case: 2021-04; Belvidere Tobacco & Liquor, 2038 North State Street

REQUEST AND LOCATION:

The applicant and property owner, Vasant Patel, 7197 Golden Eagle Drive, Loves Park, IL 61111 is requesting a special use to permit indoor commercial entertainment. Specifically, video gaming inside the Belvidere Tobacco and Liquor store at 2038 North State Street, Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.105(C)(5)(B)(2) Indoor Commercial Entertainment and 150.904 Special Use Review and Approval Procedures) in the GB, General Business District. PIN: 05-22-476-026. The subject property is irregular in shape, approximately 0.78 acres and is comprised of a portion of a multi-tenant commercial building and parking area.

RECOMMENDATION:

The planning and zoning commission recommended the **approval** of case number **2021-04** for a special use to permit indoor commercial entertainment (video gaming) at 2038 North State Street subject to the following conditions:

1. Open alcohol is prohibited outside the premises unless otherwise permitted.
2. The video gaming shall be in substantial compliance with the site plan submitted.
3. The special use is only for the tenant space commonly known as 2038 North State Street.

Motion to approve case 2021-04; Belvidere Tobacco & Liquor, 2038 North State Street subject to the conditions as presented carried with a (7-0) roll call vote.

Carl Gnewuch, Acting Chairman
Belvidere Planning and Zoning Commission

MEMO

DATE: February 10, 2021
TO: Mayor and Members of the City Council
FROM: City of Belvidere Planning and Zoning Commission
SUBJECT: Findings of Fact for Case: 2021-04; Belvidere Tobacco & Liquor, 2038 North State Street

REQUEST AND LOCATION:

The applicant and property owner, Vasant Patel, 7197 Golden Eagle Drive, Loves Park, IL 61111 is requesting a special use to permit indoor commercial entertainment. Specifically, video gaming inside the Belvidere Tobacco and Liquor store at 2038 North State Street, Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.105(C)(5)(B)(2) Indoor Commercial Entertainment and 150.904 Special Use Review and Approval Procedures) in the GB, General Business District. PIN: 05-22-476-026. The subject property is irregular in shape, approximately 0.78 acres and is comprised of a portion of a multi-tenant commercial building and parking area.

FINDINGS OF FACT:

Per Section 150.904 (G) of the City of Belvidere Zoning Ordinance, the criteria for granting a Special Use Permit are as follows:

- A. Findings: The establishment, maintenance, or operation of the special use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare.**

The video gaming machines will most likely be utilized by residents already patronizing the business. There should not be a noticeable difference in clientele, noise or odor due to the special use request.

- B. Findings: The proposed special use, both its general use independent of its location and in its specific location, will be in harmony with the purposes, goals, objectives, policies, and standards of the City of Belvidere Comprehensive Plan, Section 150.904 of the Belvidere Zoning Ordinance and any other plan, program, or ordinance adopted, or under consideration pursuant to Notice of Public Hearing by the City.**

The Comprehensive Plan shows the property as general business and adjacent residential properties are already developed and fully aware of the commercial businesses located nearby. Food establishments, bars/taverns and arcades are considered appropriate uses in the general business category. The general business district encourages indoor commercial, office, institutional, and controlled outdoor display land uses, with moderate landscaping and signage.

- C. Findings: The special use will not in its proposed location and as depicted on the required site plan, result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to Notice of Public Hearing by the City or governmental agency having jurisdiction to guide development.**

The subject property is located within the North State Street Commercial Corridor and adjacent to an established residential area. The planning staff is not aware of any negative issues that the varied commercial developments have caused the residential area. Vehicles may be parked for longer periods of time since the tenant space will be used for more than a “grab and go” retail business. Emphasis will need to be placed on the use of the rear parking lot for employees and those patronizing interior tenant spaces.

The special use will not lessen the property’s level of compliance with the Comprehensive Plan; the site will be required to be in conformance with the requirements of the City of Belvidere’s Zoning Ordinance.

- D. Findings: The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property, and maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.**

The planning staff is not aware of any circumstances created by the installation of video gaming machines that would impede development and/or improvements to surrounding properties. The surrounding residential properties are multi-family; this is a land use that is commonly located as a buffer between single-family and commercial/industrial developments. The machines will add to the mix of land uses within the area; the use is not expected to generate a high volume of traffic or be noticed by those driving past the property.

- E. Findings: The proposed Special Use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvement facilities, utilities or services provided by public agencies servicing the subject property.**

The subject property is developed and served with proper utilities.

- F. Findings: The potential public benefits of the proposed special use outweighs any and all potential adverse impacts of the proposed special use after taking**

into consideration the Applicant's proposal and any requirements recommended to ameliorate such impacts.

There do not appear to be any public benefits or adverse impacts related to the special use request. Although the special use allows for more than just video gaming machines, the conditions of approval will limit the kind of land uses that can occupy the tenant space.

The motion to adopt the Findings of Fact as presented by staff for case 2021-04; Belvidere Tobacco and Liquor for a special use to permit indoor commercial entertainment (video gaming) at 2038 North State Street carried with a (7-0) roll call vote.

Carl Gnewuch, Acting Chairman
Belvidere Planning and Zoning Commission

CITY OF BELVIDERE

Community Development



BUILDING DEPARTMENT

PLANNING DEPARTMENT

401 WHITNEY BLVD. SUITE 300 BELVIDERE, IL 61008 * PH (815)547-7177 FAX (815)547-0789

February 1, 2021

ADVISORY REPORT

CASE NO: 2021-04 **APPLICANT:** Belvidere Tobacco and Liquor, 2038 North State Street

REQUEST AND LOCATION:

The applicant and property owner, Vasant Patel, 7197 Golden Eagle Drive, Loves Park, IL 61111 is requesting a special use to permit indoor commercial entertainment. Specifically, video gaming inside the Belvidere Tobacco and Liquor store at 2038 North State Street, Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.105(C)(5)(B)(2) Indoor Commercial Entertainment and 150.904 Special Use Review and Approval Procedures) in the GB, General Business District. PIN: 05-22-476-026. The subject property is irregular in shape, approximately 0.78 acres and is comprised of a portion of a multi-tenant commercial building and parking area.

EXISTING LAND USE ON SUBJECT PROPERTY AND ADJACENT PROPERTY:

Subject property: Multi-tenant commercial building

Adjacent property:

North: FasFuel Gas Station

West: Tom and Jerry's Restaurant

South: Mixed residential

East: Gary's Flooring

ZONING ON SUBJECT PROPERTY AND ADJACENT PROPERTY:

Subject property: GB, General Business District

North, West and East: GB, General Business District

South: MR-8L, Multi-family Residential-8 Large District

COMPREHENSIVE PLAN:

Subject property: General Business

North: Planned Business

South: Mixed Residential

West and East: General Business

BACKGROUND:

The Belvidere Tobacco and Liquor tenant space occupies approximately 2,200 square feet of the approximately 14,000 square-foot multi-tenant building. The remaining tenant spaces are occupied by a mix of commercial and professional services. There is limited parking in the front of the building and additional parking in the rear of the building. All but four tenant spaces (including the subject property) are accessible by doors opening onto the rear parking lot. The applicant opened the business in 2012 and later purchased the entire building in 2020. The

2021-04; Belvidere Tobacco and Liquor, 2038 North State Street

business currently sells packaged liquor, tobacco products and lottery tickets. According to the applicant, customers have requested that video gaming be offered as well.

The six video gaming machines are proposed to be along the north wall, next to the cigar room and in the direct line of sight of the cashier. Due to the nature of the business and the unlikely scenario of minors interacting with those on the gaming machines, structures delineating the machines from the rest of the business will not be required.

The Zoning Ordinance was updated in 2006 requiring a special use for Indoor Commercial Entertainment. Bars and taverns that were in existence prior to that date have been considered "grandfathered" for the bar use. In 2013, Illinois State Law allowed municipalities to determine that video gaming would be permitted within their jurisdiction. The State limits the number of machines to six per establishment and every establishment must have a liquor license that allows for the pouring of alcohol (except for those that qualify as a truck stop). In 2013, Belvidere voted to allow video gaming and in 2020, the City Council voted to increase the limit on the number of gaming establishments from 30 to 40. The applicant is aware that granting the special use does not guarantee them a license.

TREND OF DEVELOPMENT:

The subject property is located near the intersection of High Line and North State Streets, along the northern edge of the North State Street Commercial Corridor. Several businesses have either recently gone through extensive renovations or are in the planning stages for such renovations. North State Street consists of a mix of automobile-related businesses, retail, office and professional services.

COMPREHENSIVE PLAN:

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

FINDINGS OF FACT:

Per Section 150.904 (G) of the City of Belvidere Zoning Ordinance, the criteria for granting a Special Use Permit are as follows:

- A. **Findings: The establishment, maintenance, or operation of the special use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare.**

The video gaming machines will most likely be utilized by residents already patronizing the business. There should not be a noticeable difference in clientele, noise or odor due to the special use request.

- B. **Findings: The proposed special use, both its general use independent of its location and in its specific location, will be in harmony with the purposes, goals, objectives, policies, and standards of the City of Belvidere Comprehensive Plan, Section 150.904 of the Belvidere Zoning Ordinance and any other plan, program, or ordinance adopted, or under consideration pursuant to Notice of Public Hearing by the City.**

The Comprehensive Plan shows the property as general business and adjacent residential properties are already developed and fully aware of the commercial businesses located

2021-04; Belvidere Tobacco and Liquor, 2038 North State Street

nearby. Food establishments, bars/taverns and arcades are considered appropriate uses in the general business category. The general business district encourages indoor commercial, office, institutional, and controlled outdoor display land uses, with moderate landscaping and signage.

- C. **Findings:** The special use will not in its proposed location and as depicted on the required site plan, result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to Notice of Public Hearing by the City or governmental agency having jurisdiction to guide development.

The subject property is located within the North State Street Commercial Corridor and adjacent to an established residential area. The planning staff is not aware of any negative issues that the varied commercial developments have caused the residential area. Vehicles may be parked for longer periods of time since the tenant space will be used for more than a "grab and go" retail business. Emphasis will need to be placed on the use of the rear parking lot for employees and those patronizing interior tenant spaces.

The special use will not lessen the property's level of compliance with the Comprehensive Plan; the site will be required to be in conformance with the requirements of the City of Belvidere's Zoning Ordinance.

- D. **Findings:** The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property, and maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

The planning staff is not aware of any circumstances created by the installation of video gaming machines that would impede development and/or improvements to surrounding properties. The surrounding residential properties are multi-family; this is a land use that is commonly located as a buffer between single-family and commercial/industrial developments. The machines will add to the mix of land uses within the area; the use is not expected to generate a high volume of traffic or be noticed by those driving past the property.

- E. **Findings:** The proposed Special Use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvement facilities, utilities or services provided by public agencies servicing the subject property.

The subject property is developed and served with proper utilities.

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

2021-04; Belvidere Tobacco and Liquor, 2038 North State Street

There do not appear to be any public benefits or adverse impacts related to the special use request. Although the special use allows for more than just video gaming machines, the conditions of approval will limit the kind of land uses that can occupy the tenant space.

SUMMARY OF FINDINGS:

The subject property is located within the North State Street Commercial Corridor and is adjacent to an established residential area. The video gaming machines will most likely be utilized by residents already patronizing the business. There should not be a noticeable difference in clientele, noise or odor due to the special use request. Vehicles may be parked for longer periods of time since the tenant space will be used for more than a "grab and go" retail business. Emphasis will need to be placed on use of the rear parking lot for employees and those patronizing interior tenant spaces.

The planning staff is not aware of any circumstances created by the installation of video gaming machines that would impede development and/or improvements to surrounding properties. The surrounding residential properties are multi-family; this is a land use that is commonly located as a buffer between single-family and commercial/industrial developments. The machines will add to the mix of land uses within the area; the use is not expected to generate a high volume of traffic or be noticed by those driving past the property.

There do not appear to be any public benefits or adverse impacts related to the special use request. Although the special use allows for more than just video gaming machines, the conditions of approval will limit the kind of land uses that can occupy the tenant space.

RECOMMENDATION:

The planning staff recommends the **approval** of case number **2021-04** for a special use at 2038 North State Street subject to the following conditions:

1. Open alcohol is prohibited outside the premises unless otherwise permitted.
2. The video gaming shall be in substantial compliance with the site plan submitted.
3. The special use is only for the tenant space commonly known as 2038 North State Street.

Submitted by:



Gina DelRose
Community Development Planner

Review and Recommendation by the Planning and Zoning Commission. The Planning and Zoning Commission shall review the application, adopt findings of fact, and make a recommendation to the City Council.

Review and Action by the City Council. The City Council shall consider the Planning and Zoning Commission's recommendation regarding the proposed special use. The City Council may approve or deny the special use as originally proposed, may approve the proposed special use with modifications or may remand the matter back to the Planning and Zoning Commission for further discussion or hearing. The City Council's approval of the requested special use shall be considered the approval of a unique request, and shall not be construed as precedent for any other proposed special use.

ATTACHMENTS

1. Location Map by Planning Staff.
2. Aerial Photo with by Planning Staff.
3. Narrative submitted by Applicant.
4. Site plan submitted by Applicant.
5. Letter submitted by the Boone County Soil and Water Conservation District, Bill Hall, January 15, 2021.

N STATE ST

(BUS US 20)

N STATE ST

HIGH LINE ST

CASE 2021-04
2038 North State Street
Belvidere Tobacco & Liquor
SU

DAVIS DR



1 inch = 74 feet

CASE 2021-04
2038 North State Street
Belvidere Tobacco & Liquor
SU

DAVIS DR



To Whom It May Concern:

My name is Vasant Patel, and I am the owner of the business Belvidere Tobacco and Liquor at 2038 N. State Street, Belvidere. Since I opened the business in April 2012, the local community has given my business good support, and I have been sure to fulfill the customer's requests and needs. I have many customers that play lottery tickets at this location and many of them have expressed their interest in playing video slots here. As such, I am considering their requests as well as making an effort to run a more profitable business. For this reason, I am applying for a special use permit to establish videogaming slots at my business. Thank you for your consideration of my request.

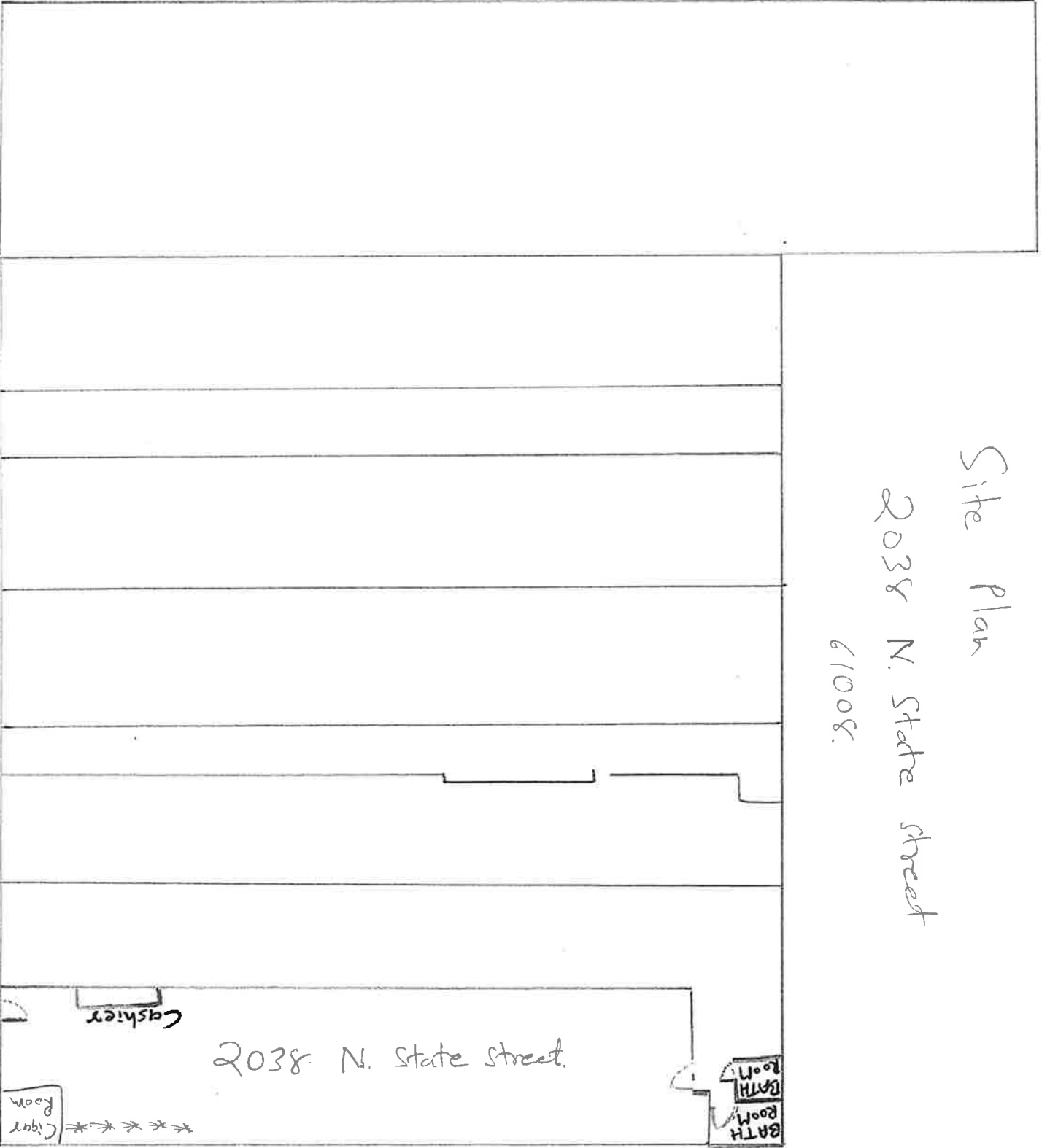
Sincerely,

Vasant Patel
Owner of Belvidere Tobacco and Liquor
2038 N. State Street, Belvidere, IL 61008
815-608-3909

Site Plan

2038 N. State Street

61008.



* INDICATE PLACEMENT OF VENDING MACHINES

2038 N. State Street.

CASH Room

CASHIER

BATH Room
BATH Room



211 N. Appleton Road
Belvidere, IL 61008
815-544-2677 x3

January 15, 2021

SWCD NRI #: XXXX

Belvidere Planning Department
401 Whitney Blvd., Suite 300
Belvidere, IL 61008

Dear Sir/Madam,

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

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

Location of Site: 2038 N. State St., Belvidere
PIN(S): 05-22-476-026

Contact	Petitioner	Owner
Vasant Patel 7197 Golden Eagle Drive Loves Park, IL 61111 815-608-3909	Same	Same

Request: Special use for indoor commercial entertainment, specifically video gaming.

Notes: No additional construction or soil disturbance is taking place. The video gaming machines will be inside the Belvidere Tobacco and Liquor store.

Sincerely,

A handwritten signature in black ink that reads "Bill Hall". The signature is written in a cursive, slightly slanted style.

Bill Hall

Boone County Soil &
Water Conservation District

ORDINANCE NO. 523H

**AN ORDINANCE GRANTING A SPECIAL USE
TO ALLOW INDOOR COMMERCIAL ENTERTAINMENT
(VIDEO GAMING)
WITHIN THE GB, GENERAL BUSINESS DISTRICT
(171 South Appleton Road)**

WHEREAS, The City of Belvidere has adopted Chapter 150, Zoning Ordinance in accordance with the provisions of Illinois Compiled Statutes to regulate the use of land and to specify the minimum requirements for improvements on land in the City of Belvidere; and

WHEREAS, Special Uses are certain municipal or private uses that due to their physical or operational characteristics may pose a threat to the value, use and enjoyment of adjoining property; are reviewed on a case by case basis; and are permitted only by permission of the Belvidere City Council; and,

WHEREAS, The applicant, JUM Group LLC, 171 S. Appleton Road, Belvidere, IL 61008 on behalf of the owner, JI Corporation, 171 S. Appleton Road, Belvidere, IL 61008 is requesting a special use to permit indoor commercial entertainment to operate video gaming at 171 South Appleton Road; and

WHEREAS, after due notice by publication pursuant to the Illinois State Statutes, the City of Belvidere Planning and Zoning Commission held a public hearing on February 9, 2021 concerning the proposed Special Use; and,

WHEREAS, the City of Belvidere Planning and Zoning Commission having examined the application and having considered the evidence, both oral and documentary and being fully advised about the premises did make findings of fact and a recommendation; and,

WHEREAS, the corporate authorities of the City considered the findings of fact and concur with the recommendation of the Planning and Zoning Commission,

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BELVIDERE, BOONE COUNTY, ILLINOIS, AS FOLLOWS:

Section 1. The foregoing recitals are incorporated herein by this reference.

Section 2. That a Special Use in the GB, General Business District for indoor commercial entertainment (video gaming) on the property depicted in Attachment A and legally described as:

PARCEL 1

Part of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section 34, in Township 44 North Range 3 East of the Third Principal Meridian, bounded and described as follows, to-wit: Beginning at a point in the East line of said Section distant 206.44 feet due North of the intersection of said East line of said Section with the center line of Newburg Road running Northwesterly and Southeasterly through said 40 acre tract; thence due South, along said East line of said Section, 206.44 feet to the center line of said Newburg Road; thence North 58 degrees 00 minutes 00 seconds West, along the center line of said Road, 222.73 feet; thence North 29 degrees 13 minutes 10 seconds East 143.04 feet; thence South 72 degrees 59 minutes 11 seconds East, 124.51 feet to the point of Beginning, containing 28,200 square feet or 0.6474 of an acre. Subject to the rights of the public and the State of Illinois in and to those portions thereof taken, used or dedicated for public road purposes. Said parcel, exclusive of said parts used for road purposes, contains 15,809 square feet or 0.3629 of an acre.

PARCEL 2

Part of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section 34, in Township 44 North, Range 3 East of the Third Principal Meridian, bounded and described as follows, to-wit: Beginning at a point in the East line of said Section 34 distance 275.61 feet due North of its intersection with the center line of Newburg Road; thence due South, along said East line, 69.17 feet; thence North 72 degrees 59 minutes 11 seconds West, 124.51 feet; thence North 74 degrees 37 minutes 27 seconds East 123.48 feet to the point of Beginning, in the Township of Belvidere, County of Boone and State of Illinois. EXCEPTING THEREFROM the following described tract: Beginning at the intersection of the East line of the Northeast Quarter of Section 34 with the Center line of Newburg Road, said point being 610.00 feet North of the intersection of the East Line of said Northeast Quarter with the North Right-of-Way Line of the Chicago and Northwestern Transportation Company; thence North 58 degrees 00 minutes 00 seconds West, 222.73 feet along the Center Line of Newburg Road; thence North 29 degrees 13 minutes 10 seconds East, 33.04 feet; thence South 58 degrees 00 minutes 00 seconds East, 52.99 feet; thence South 66 degrees 54 minutes 28 seconds East, 50.90 feet; thence North 61 degrees 07 minutes 00 seconds East, 32.66 feet; thence North 12 degrees 39 minutes 06 seconds East, 51.53 feet; thence North 4 degrees 33 minutes 51 seconds East, 101.99

feet; thence North 74 degrees 37 minutes 27 seconds East, 34.23 feet to the East line of said Northeast Quarter to the Point of Beginning, containing in all 17,376 square feet (0.399acre), more or less, of which 14,356 square feet (0.330 acre), more or less, has previously been used for highway purposes. PIN: 05-34-200-024

is hereby approved, subject to the following conditions:

1. Open alcohol is prohibited outside the premises unless otherwise permitted.
2. Alcohol consumption is only permitted within the video gaming area.
3. The video gaming area must be enclosed and only accessible through a designated entrance.
4. The adjacent property to the north shall be utilized in order to meet the minimum parking requirements of the Belvidere Zoning Ordinance. A perpetual cross access easement, for such parking, shall be recorded prior to approval of an ordinance authorizing a special use for indoor commercial entertainment.

Section 3. That the premises shall be used in accordance with and subject to the applicable provisions of the Zoning Ordinance of the City of Belvidere and shall not be used except as may otherwise be expressly authorized by the applicable law and the special use.

Section 4. That acceptance of any of the benefits of this Special Use shall be deemed acceptance of all the terms and conditions set forth herein.

Section 5. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 6. If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

Section 7. This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

PASSED by the City Council of the City of Belvidere this ____ day of _____, 2021.

APPROVED by the Mayor of the City of Belvidere this ____ day of _____, 2021.

Michael W. Chamberlain, Mayor

ATTEST:

Sarah Turnipseed, City Clerk

Ayes: ____ Nays: ____ Absent: ____

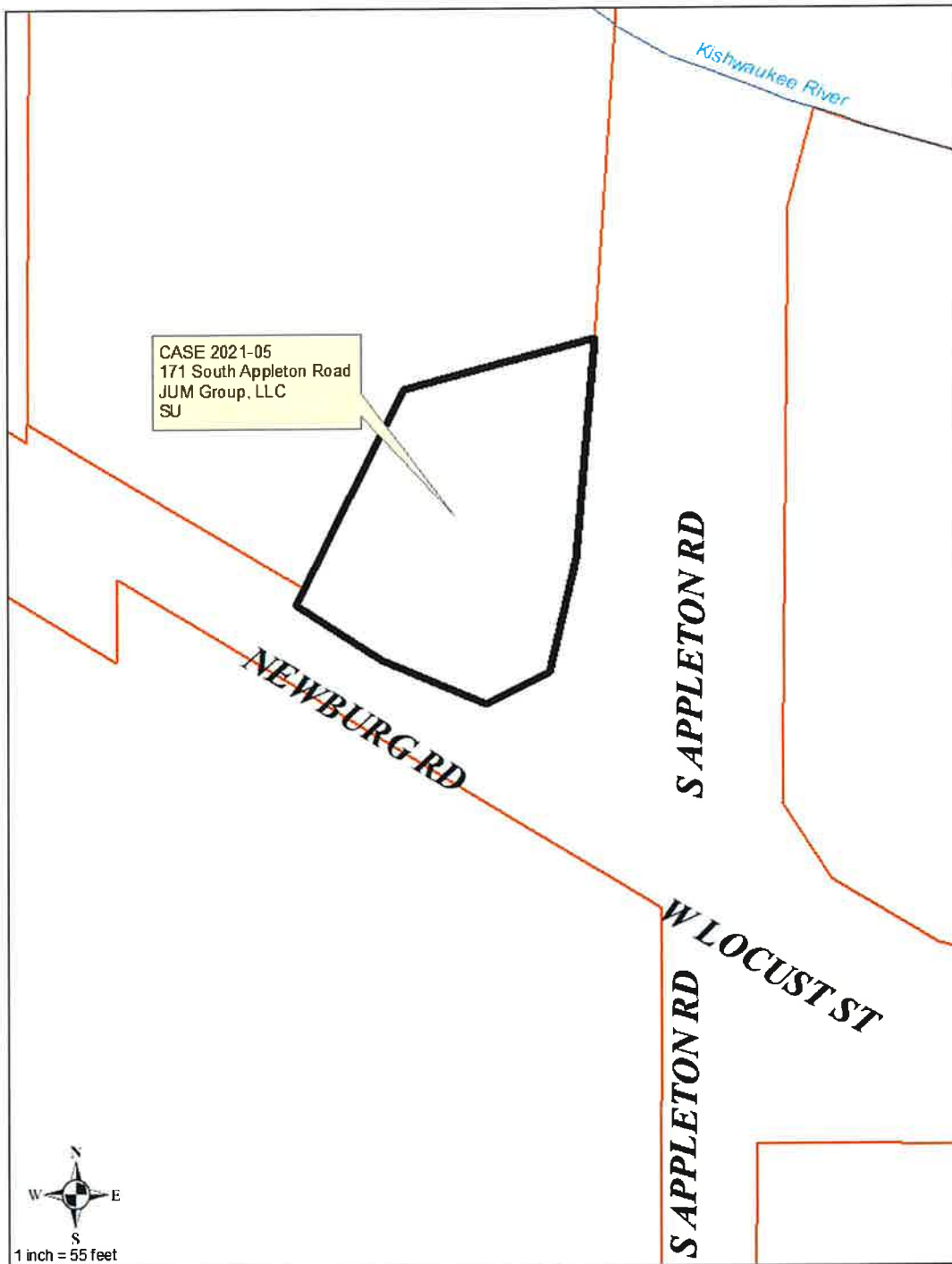
City Council Members Voting Aye: ____

City Council Members Voting Nay: ____

Date Published:

Sponsor: _____

ATTACHMENT A



CITY OF BELVIDERE
Community Development



BUILDING DEPARTMENT

PLANNING DEPARTMENT

401 WHITNEY BLVD. SUITE 300 BELVIDERE, IL 61008 * PH (815)547-7177 FAX (815)547-0789

February 2, 2021

ADVISORY REPORT

CASE NO: 2021-05

APPLICANT: JUM Group, LLC, 171 S. Appleton Road

REQUEST AND LOCATION:

The applicant, JUM Group LLC, 171 S. Appleton Road, Belvidere, IL 61008 on behalf of the owner, JI Corporation, 171 S. Appleton Road, Belvidere, IL 61008 is requesting a special use to permit indoor commercial entertainment. Specifically, video gaming at 171 South Appleton Road, Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.105(C)(5)(B)(2) Indoor Commercial Entertainment and 150.904 Special Use Review and Approval Procedures) in the GB, General Business District. The subject property is irregular in shape, approximately 0.35 acres in size and is developed with a Mobil gas station. PIN: 05-34-200-024.

EXISTING LAND USE:

Subject property: Mobil gas station

North and West: Vacant commercial development and large parking area

South: Wooded area

East: Bel-Bo Mobile Home Park

CURRENT ZONING:

Subject property: GB, General Business District

North and West: PB, Planned Business District

South: I, Institutional District

East: MR-8S, Multi-Family 8-Small District

COMPREHENSIVE PLAN:

Subject property: Institutional

North South and West: Institutional

East: Passive Recreation

BACKGROUND:

The Mobil gas station is located at the northwest corner of South Appleton and Newburg Roads. The property was developed prior to the current zoning ordinance and exceeds the required 85% lot coverage in addition to not meeting pavement setbacks. The 2,240 square-foot building requires a minimum of 8 parking spaces for both gas station and indoor commercial entertainment land uses. According to an old site plan, five previously striped parking spaces are located on-site. If additional land uses such as video gaming are to be permitted, then the zoning ordinance's parking requirements shall be met. This will require land from the adjacent

property which is under common ownership to be developed with a parking lot and shared access easement.

The video gaming machines will be to the right of the entrance doors in direct line of sight to the cashier's counter. The gaming area will be delineated by a partial wall-like structure. Although the Zoning Ordinance permits the gas station to be open twenty-four/seven, the gaming machines will only be operational from 6am to 2am when liquor is allowed to be sold.

There are two other gas stations in Belvidere that have video gaming and permit the consumption of alcohol onsite. The Speedway Gas Station on Crystal Parkway qualifies as a truck stop, therefore, they were able to offer video gaming without the allowance of alcohol consumption onsite. Staff is not aware of any problems video gaming or alcohol has created at either site.

The Zoning Ordinance was updated in 2006 requiring a special use for Indoor Commercial Entertainment. Bars and taverns that were in existence prior to that date have been considered "grandfathered" for the bar use. In 2013, Illinois State Law allowed municipalities to determine that video gaming would be permitted within their jurisdiction. The State limits the number of machines to six per establishment and every establishment must have a liquor license that allows for the pouring of alcohol (except for those that qualify as a truck stop). In 2013, Belvidere voted to allow video gaming and in 2020, the City Council voted to increase the limit of the number of gaming establishments from 30 to 40. The applicant is aware that granting the special use does not guarantee them a license.

TREND OF DEVELOPMENT:

The comprehensive plan suggests that the entire intersection be redeveloped, but presently there has been minimal redevelopment.

COMPREHENSIVE PLAN:

The subject property is designated as "Institutional" on the City of Belvidere Comprehensive Plan, adopted July 19, 1999. The institutional category encourages large-scale public buildings, hospitals and special-care facilities. Small institutional uses may be permitted in other land use categories.

FINDINGS OF FACT:

Per Section 150.904 (G) of the City of Belvidere Zoning Ordinance, the criteria for granting a Special Use Permit are as follows:

- A. Findings: The establishment, maintenance, or operation of the special use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare.**

The existing video gaming machines in Belvidere have not been shown to be unreasonably detrimental. Although the consumption of alcohol at a gas station is currently only permitted at two gas stations, patrons drive to and from bars just as they drive to and from gas stations. Like many older gas stations in Belvidere, the subject property does not have adequate parking or room onsite for expanding the existing parking which is why a condition of approval will be to expand the parking area onto the adjacent property.

- B. Findings:** The proposed special use, both its general use independent of its location and in its specific location, will be in harmony with the purposes, goals, objectives, policies, and standards of the City of Belvidere Comprehensive Plan, this Chapter, and any other plan, program, or ordinance adopted, or under consideration pursuant to Notice of Public Hearing by the City.

The Comprehensive Plan shows the property as institutional. Public buildings, hospitals and community centers are considered appropriate uses in the institutional category. The special use will not increase the property's level of non-compliance with the Comprehensive Plan; any future improvements on the property will be required to be in conformance with the requirements of the City of Belvidere's Zoning Ordinance.

- C. Findings:** The special use will not in its proposed location and as depicted on the required site plan, result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to Notice of Public Hearing by the City or governmental agency having jurisdiction to guide development.

The property to the north previously held a special use for indoor commercial entertainment and operated as a bar with a large outdoor area for decades. Land uses within the indoor commercial entertainment category are not out of character for the area, however, adequate parking currently does not exist. The existing parking lot will need to be expanded to the northern property and a cross access easement recorded for proper ingress and egress.

- D. Findings:** The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property, and maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

The planning staff is not aware of any business that chose not to locate or expand due to video gaming. Limitations on development of the surrounding property will be impacted more by the floodplain to the north and railroad to the south. There is also a large amount of publicly owned land in the vicinity of the subject property.

- E. Findings:** The proposed special use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvement facilities, utilities or services provided by public agencies servicing the subject property.

The subject property is already developed with a gas station that is served with municipal utilities.

- F. Findings:** The potential public benefits of the proposed special use outweigh any and all potential adverse impacts of the proposed special use after taking into

consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

There do not appear to be any public benefits or adverse impacts related to the special use request. Staff is not aware, however, of any negative impacts the other bars and video gaming have created.

SUMMARY OF FINDINGS:

The existing video gaming machines in Belvidere have not been shown to be unreasonably detrimental. Although the consumption of alcohol at a gas station is currently only permitted at two gas stations, patrons drive to and from bars just as they drive to and from gas stations. Like many older gas stations in Belvidere, the subject property does not have adequate parking or room onsite for expanding the existing parking which is why a condition of approval will be to expand the parking area onto the adjacent property.

The property to the north previously held a special use for indoor commercial entertainment and operated as a bar with a large outdoor area for decades. Land uses within the indoor commercial entertainment category are not out of character for the area, however, adequate parking currently does not exist. The existing parking lot will need to be expanded to the northern property and a cross access easement recorded for proper ingress and egress.

The planning staff is not aware of any business that chose not to locate or expand due to video gaming. Limitations on development of the surrounding property will be impacted more by the floodplain to the north and railroad to the south. There is also a large amount of publicly owned land in the vicinity of the subject property.

RECOMMENDATION:

The planning staff recommends the **approval** of case number **2021-05** for a special use at 171 South Appleton Road subject to the following conditions:

1. Open alcohol is prohibited outside the premises unless otherwise permitted.
2. Alcohol consumption is only permitted within the video gaming area.
3. The video gaming area must be enclosed and only accessible through a designated entrance.
4. The adjacent property to the north shall be utilized in order to meet the minimum parking requirements of the Belvidere Zoning Ordinance. A perpetual cross access easement, for such parking, shall be recorded prior to approval of an ordinance authorizing a special use for indoor commercial entertainment.

Submitted by:



Gina DelRose
Community Development Planner

2021-05; JUM Group, LLC, 171 South Appleton Road

Review and Recommendation by the Planning and Zoning Commission. The Planning and Zoning Commission shall review the application, adopt findings of fact, and make a recommendation to the City Council.

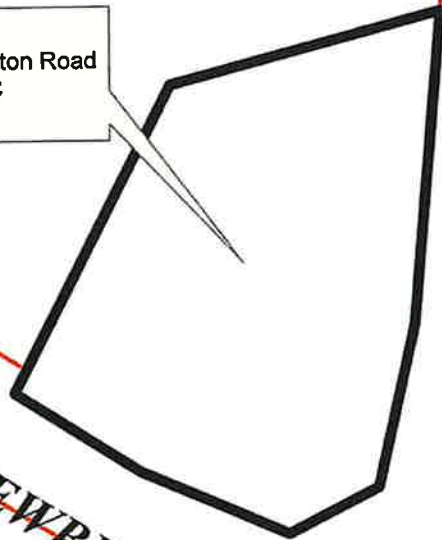
Review and Action by the City Council. The City Council shall consider the Planning and Zoning Commission's recommendation regarding the proposed special use. The City Council may approve or deny the special use as originally proposed, may approve the proposed special use with modifications or may remand the matter back to the Planning and Zoning Commission for further discussion or hearing. The City Council's approval of the requested special use shall be considered the approval of a unique request, and shall not be construed as precedent for any other proposed special use.

ATTACHMENTS

1. Location Map by Planning Staff.
2. Aerial Photo with by Planning Staff.
3. Narrative submitted by Applicant.
4. Site plan submitted by Applicant.
5. Letter submitted by the Boone County Soil and Water Conservation District, Bill Hall, January 15, 2021.

Kishwaukee River

CASE 2021-05
171 South Appleton Road
JUM Group, LLC
SU



NEWBURG RD

S APPLETON RD

W LOCUST ST

S APPLETON RD



1 inch = 55 feet

CASE 2021-05
171 South Appleton Road
JUM Group, LLC
SU

NEWBURG RD

S APPLETON RD



To the Community Development Department, City of Belvidere, IL:

Re: Special Use Application by JUM Group LLC/JamalChaudhary

I came to this country to earn the American Dream. Twenty years ago, I was blessed to settle in the City of Belvidere. Belvidere is where I have raised my family. It's where I built my business. Belvidere has helped me earn my American Dream.


My business challenges are the same challenges that small businesses face all over Illinois. A struggling economy, rising minimum wage costs, an escalating gas tax, ever increasing wholesale and distribution costs, and especially COVID-19 have made the past year one of the toughest in my memory.

"Mom and pop" shops like mine definitely feel the pressure. It's important for businesses like mine to diversify revenue streams to protect our businesses. I've worked to do that by adding new products to my stores.

I need to do more. I would like to add video gaming to my gas stations on Logan and on South Appleton. I am convinced the revenue will help us weather the aftermath of the past year and help the City of Belvidere.

I respectfully request you approve my applications.

Sincerely,



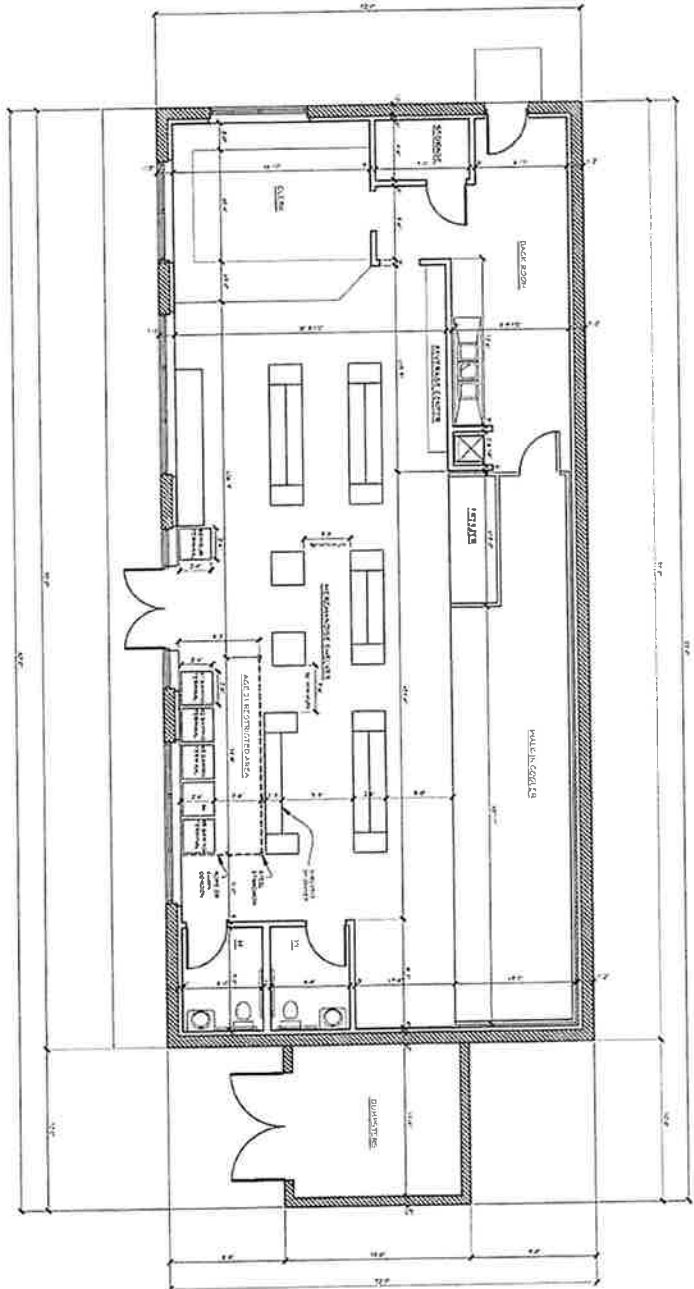
Jamal Chaudhary

JUM Group LLC



PLAN NORTH

GAMING TERMINAL FLOOR PLAN

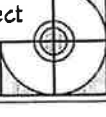


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DATE: 10/1/20
 DRAWN BY: JCH
 CHECKED BY: JCH
 PROJECT: GAMING TERMINAL
 CLIENT: [REDACTED]

GAMING TERMINAL LAYOUT
 171 S. APPLETON ROAD, BELVIDERE, IL
 Contact: Mr. Jamal Chaudhary (615) 559-4441

R. A. VanDerHeyden, Architect
 410 East Main Street Genoa, Illinois 60135
 (615) 784-4833
 COPYRIGHT 2020 - ALL RIGHTS RESERVED





211 N. Appleton Road
Belvidere, IL 61008
815-544-2677 x3

January 15, 2021

SWCD NRI #: XXXX

Belvidere Planning Department
401 Whitney Blvd., Suite 300
Belvidere, IL 61008

Dear Sir/Madam,

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

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

Location of Site: 171 S. Appleton Rd, Belvidere
PIN(S): 05-34-200-024

Contact	Petitioner	Owner
Jamal Chaudhary	JUM Group, LLC	JJ Corporation
2610 Mary Street Belvidere, IL 61008	171 S. Appleton Road Belvidere, IL 61008	171 S. Appleton Road Belvidere, IL 61008
815-558-4441	815-544-0706	815-544-0706

Request: Special use for indoor commercial entertainment, specifically video gaming.

Notes: No additional construction or soil disturbance is taking place. The video gaming machines will be inside the Mobil Gas Station

Sincerely,

A handwritten signature in black ink that reads "Bill Hall".

Bill Hall

Boone County Soil &

Water Conservation District

ORDINANCE NO. 524H

**AN ORDINANCE GRANTING A SPECIAL USE
TO ALLOW INDOOR COMMERCIAL ENTERTAINMENT
(VIDEO GAMING)
WITHIN THE NB, NEIGHBORHOOD BUSINESS DISTRICT
(600 Logan Avenue)**

WHEREAS, The City of Belvidere has adopted Chapter 150, Zoning Ordinance in accordance with the provisions of Illinois Compiled Statutes to regulate the use of land and to specify the minimum requirements for improvements on land in the City of Belvidere; and

WHEREAS, Special Uses are certain municipal or private uses that due to their physical or operational characteristics may pose a threat to the value, use and enjoyment of adjoining property; are reviewed on a case by case basis; and are permitted only by permission of the Belvidere City Council; and,

WHEREAS, The applicant, JUM Group LLC, 171 S. Appleton Road, Belvidere, IL 61008 on behalf of the owner, JI Corporation, 171 S. Appleton Road, Belvidere, IL 61008 is requesting a special use to permit indoor commercial entertainment to operate video gaming at 600 Logan Avenue; and

WHEREAS, after due notice by publication pursuant to the Illinois State Statutes, the City of Belvidere Planning and Zoning Commission held a public hearing on February 9, 2021 concerning the proposed Special Use; and,

WHEREAS, the City of Belvidere Planning and Zoning Commission having examined the application and having considered the evidence, both oral and documentary and being fully advised about the premises did make findings of fact and a recommendation; and,

WHEREAS, the corporate authorities of the City considered the findings of fact and concur with the recommendation of the Planning and Zoning Commission,

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BELVIDERE, BOONE COUNTY, ILLINOIS, AS FOLLOWS:

Section 1. The foregoing recitals are incorporated herein by this reference.

Section 2. That a Special Use in the NB, Neighborhood Business District for indoor commercial entertainment (video gaming) on the property depicted in Attachment A and legally described as:

A part of Lot 36 of County Clerk's Survey of part of the West half of Section 25 and of part of the Northwest Quarter of Section 36, Township 44 North Range 3 east of the Third Principal Meridian, described as follows: Beginning at the intersection of the Northerly line of Logan Avenue with the Easterly line of Warren Avenue; thence Northerly along the Easterly line of Warren Avenue, 97 feet to an iron stake; thence South 74 degrees 54 minutes East, 128.20 feet to an iron pin; thence South at an angle of 105 degrees 06 minutes measured counterclockwise from the last described course, 99 feet to an iron pin set in the Northerly line of Logan Avenue thence Northwesterly along the Northerly line of Logan Avenue, 138.74 feet to the place of beginning, in the City of Belvidere, Boone County, Illinois. PIN: 05-36-127-001

is hereby approved, subject to the following conditions:

1. Open alcohol is prohibited outside the premises.
2. Alcohol consumption is only permitted within the video gaming area.
3. The video gaming area shall be enclosed by a partial wall and only accessible through a designated entrance.
4. The indoor commercial entertainment land use shall be restricted to the area shown on the site plan. (Attachment B)

Section 3. That the premises shall be used in accordance with and subject to the applicable provisions of the Zoning Ordinance of the City of Belvidere and shall not be used except as may otherwise be expressly authorized by the applicable law and the special use.

Section 4. That acceptance of any of the benefits of this Special Use shall be deemed acceptance of all the terms and conditions set forth herein.

Section 5. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 6. If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

Section 7. This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

PASSED by the City Council of the City of Belvidere this ____ day of _____, 2021.

APPROVED by the Mayor of the City of Belvidere this ____ day of _____, 2021.

Michael W. Chamberlain, Mayor

ATTEST:

Sarah Turnipseed, City Clerk

Ayes: ____ Nays: ____ Absent: ____

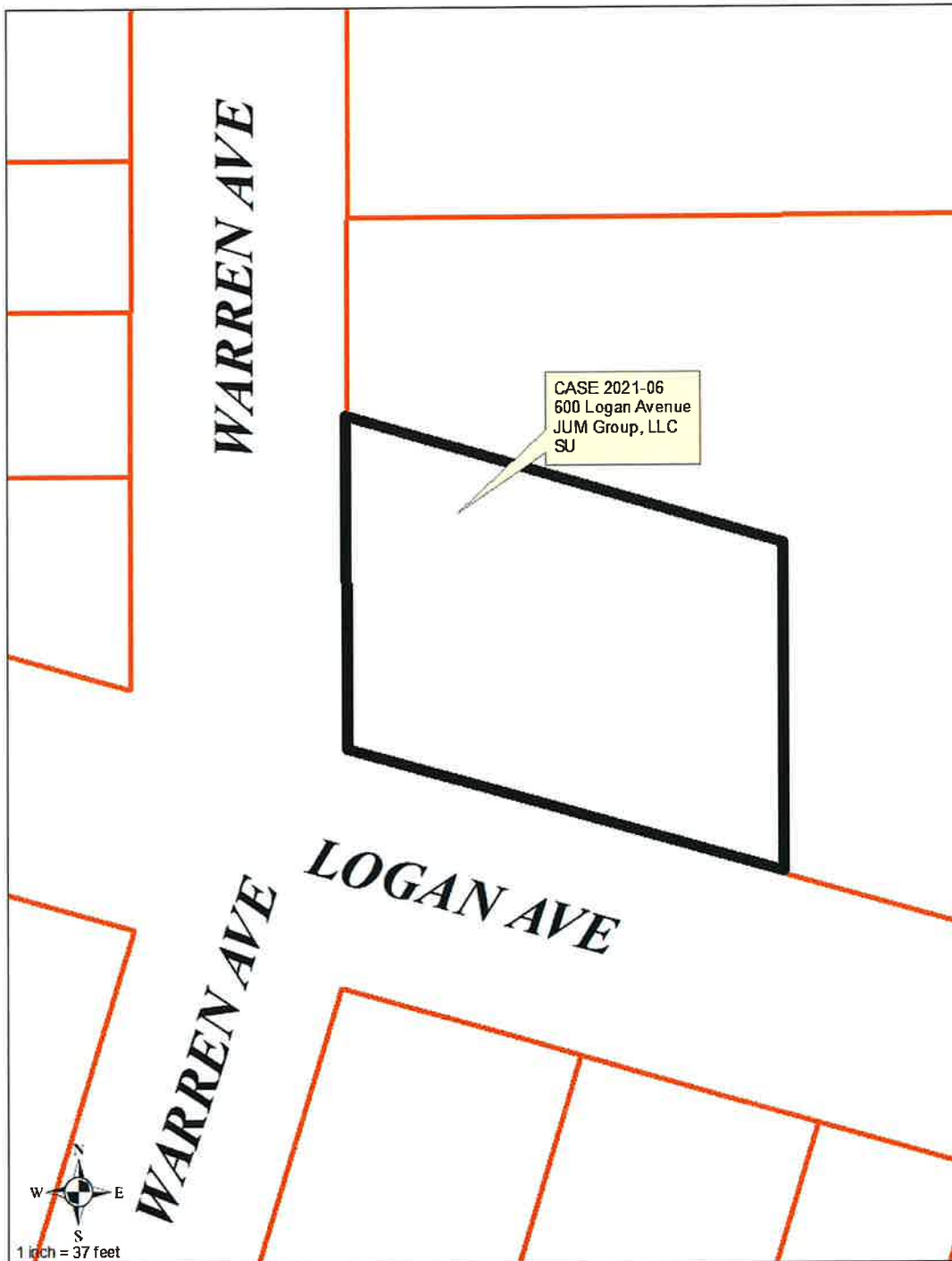
City Council Members Voting Aye: ____

City Council Members Voting Nay: ____

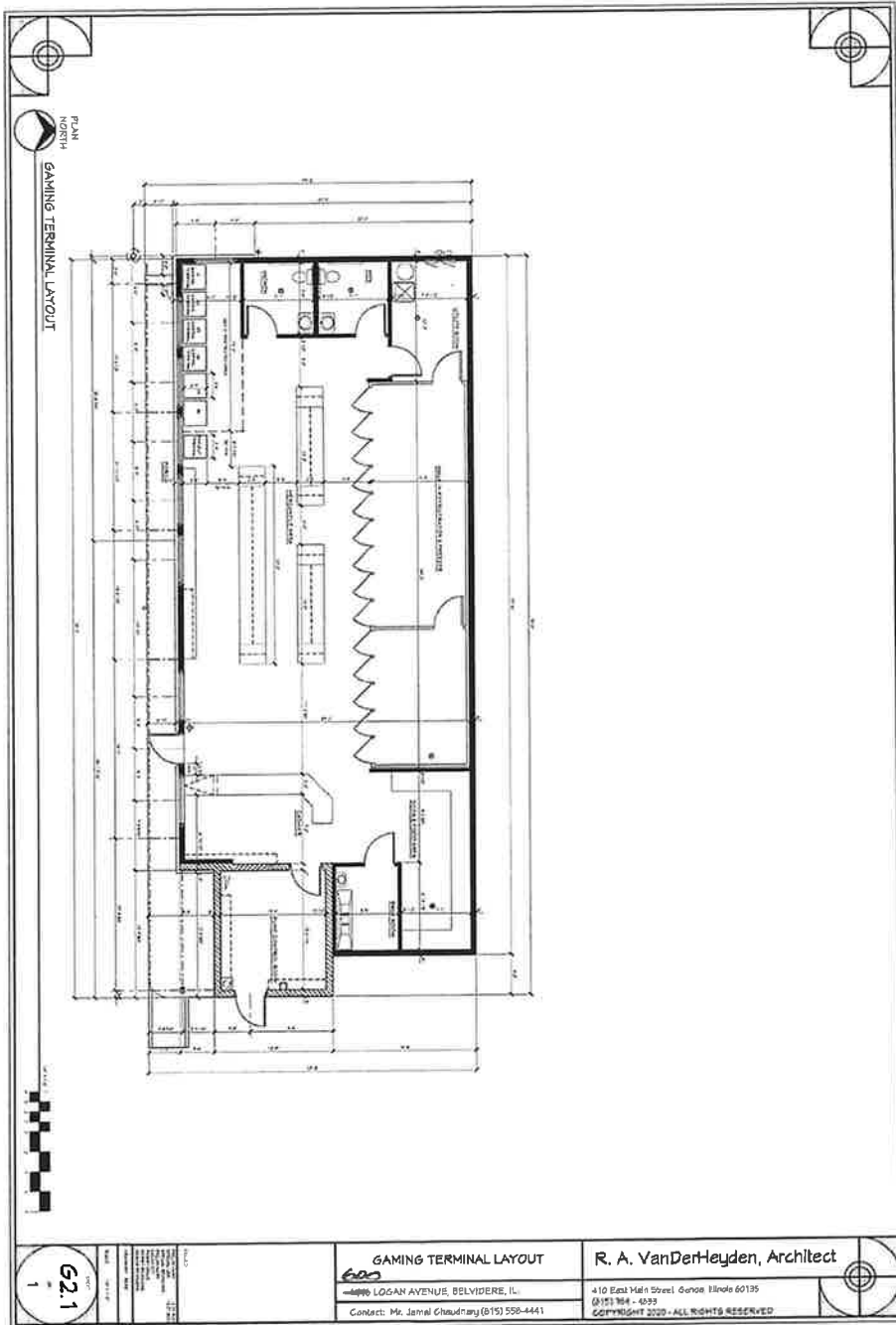
Date Published:

Sponsor: _____

ATTACHMENT A



ATTACHMENT B



MEMO

DATE: February 10, 2021

TO: Mayor and Members of the City Council

FROM: City of Belvidere Planning and Zoning Commission

SUBJECT: Recommendation for Case: 2021-06; JUM Group, LLC, 600 Logan Ave.

REQUEST AND LOCATION:

The applicant, JUM Group LLC, 171 S. Appleton Road, Belvidere, IL 61008 on behalf of the owner, JI Corporation, 171 S. Appleton Road, Belvidere, IL 61008 is requesting a special use to permit indoor commercial entertainment. Specifically, video gaming at 600 Logan Avenue, Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.105(C)(3)(B)(2) Indoor Commercial Entertainment and 150.904 Special Use Review and Approval Procedures) in the NB, Neighborhood Business District. The property is irregular in shape, approximately 0.30 acres and is developed with a Mobil gas station (commonly known as Z-Mart). PIN: 05-36-127-001 on 0.31 acres.

RECOMMENDATION:

The planning and zoning commission recommended the **denial** of case number **2021-06** for a special use to permit indoor commercial entertainment (video gaming) at 600 Logan Avenue.

Motion to deny case 2021-06; JUM Group, LLC, 600 Logan Avenue carried with a (6-1) roll call vote.

Carl Gnewuch, Acting Chairman
Belvidere Planning and Zoning Commission

MEMO

DATE: February 10, 2021

TO: Mayor and Members of the City Council

FROM: City of Belvidere Planning and Zoning Commission

SUBJECT: Findings of Fact for Case: 2021-06; JUM Group, LLC, 600 Logan Avenue

REQUEST AND LOCATION:

The applicant, JUM Group LLC, 171 S. Appleton Road, Belvidere, IL 61008 on behalf of the owner, JI Corporation, 171 S. Appleton Road, Belvidere, IL 61008 is requesting a special use to permit indoor commercial entertainment. Specifically, video gaming at 600 Logan Avenue, Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.105(C)(3)(B)(2) Indoor Commercial Entertainment and 150.904 Special Use Review and Approval Procedures) in the NB, Neighborhood Business District. The property is irregular in shape, approximately 0.30 acres and is developed with a Mobil gas station (commonly known as Z-Mart). PIN: 05-36-127-001 on 0.31 acres.

FINDINGS OF FACT:

Per Section 150.904 (G) of the City of Belvidere Zoning Ordinance, the criteria for granting a Special Use Permit are as follows:

- A. Findings: The establishment, maintenance, or operation of the special use will may be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare.**

The applicant is proposing to install the gaming machines to the left of the entrance doors in the direct line of sight of the cashier's counter. The machines would be separated from the convenience store by a partial wall. The existing video gaming machines in Belvidere have not been shown to be unreasonably detrimental. Although the consumption of alcohol at a gas station is currently only permitted at two gas stations, patrons drive to and from bars just as they drive to and from gas stations. However, like many older gas stations in Belvidere, the subject property does not have adequate parking or room onsite for expanding the existing parking which could force patrons to park on the adjacent residential street.

- B. Findings: The proposed special use, both its general use independent of its location and in its specific location, will not be in harmony with the purposes, goals, objectives, policies, and standards of the City of Belvidere Comprehensive Plan, this Chapter, and any other plan, program, or ordinance adopted, or under consideration pursuant to Notice of Public Hearing by the City.**

The Comprehensive Plan for the subject property calls for Neighborhood Business, encouraging residential, office and neighborhood-supporting institutional and commercial uses preserving the residential character through building scale, building appearance, landscaping and signage. Unlike gas stations which service the neighborhood, indoor commercial entertainment land uses, if not properly conditioned, can have a negative impact on the neighborhood.

- C. **Findings:** The special use will in its proposed location and as depicted on the required site plan, result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to Notice of Public Hearing by the City or governmental agency having jurisdiction to guide development.

The property has frontage along Logan Avenue which is developed with a mix of low intensity commercial and mixed residential land uses. Due to the lack of adequate parking, however, the indoor commercial entertainment land use could create negative traffic factors. Adding land uses to a parcel that currently does not have sufficient parking exacerbates problems such as vehicle circulation, accessibility for customers, parking on residential streets, parking in neighboring businesses' parking lots, etc.

- D. **Findings:** The establishment of the special use will impede the normal and orderly development and improvement of surrounding property, and maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

Although a previous special use allowed for the gas station to operate twenty-four/seven, video gaming machines can only be operational from 6am to 2am when liquor is allowed to be sold. In order to not negatively impact neighboring businesses, such as the daycare center, the playground of which is within 25 feet of the subject property, conditions must be met to ensure that the indoor commercial entertainment land use is not noticeable outside of the building. Due to the lack of adequate parking, however, customer parking on the street or neighboring businesses is highly likely.

- E. **Findings:** The proposed special use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvement facilities, utilities or services provided by public agencies servicing the subject property.

The subject property is already developed with a gas station that is served with municipal utilities.

- F. **Findings: The potential public benefits of the proposed special use does not outweigh any and all potential adverse impacts of the proposed special use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.**

Although successful commercial businesses are beneficial to a community, negative impacts to neighboring residences, businesses and vehicle circulation on public rights-of-way can diminish the benefits seen.

The motion to adopt the Findings of Fact as presented by staff for case 2021-06 for a special use to permit indoor commercial entertainment (video gaming) at 600 Logan Avenue carried with a (7-0) roll call vote.

Carl Gnewuch, Acting Chairman
Belvidere Planning and Zoning Commission

CITY OF BELVIDERE

Community Development



BUILDING DEPARTMENT

PLANNING DEPARTMENT

401 WHITNEY BLVD. SUITE 300 BELVIDERE, IL 61008 * PH (815)547-7177 FAX (815)547-0789

February 3, 2021

ADVISORY REPORT

CASE NO: 2021-06

APPLICANT: JUM Group, LLC, 600 Logan Avenue

REQUEST AND LOCATION:

The applicant, JUM Group LLC, 171 S. Appleton Road, Belvidere, IL 61008 on behalf of the owner, JI Corporation, 171 S. Appleton Road, Belvidere, IL 61008 is requesting a special use to permit indoor commercial entertainment. Specifically, video gaming at 600 Logan Avenue, Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.105(C)(3)(B)(2) Indoor Commercial Entertainment and 150.904 Special Use Review and Approval Procedures) in the NB, Neighborhood Business District. The property is irregular in shape, approximately 0.30 acres and is developed with a Mobil gas station (commonly known as Z-Mart). PIN: 05-36-127-001 on 0.31 acres.

EXISTING LAND USE:

Subject property: Z-Mart gas station

North: Large yard associated with a multi-use building (old school)

South: Residential

West: F&F Tire

East: Multi-use building (including First Step Daycare)

CURRENT ZONING ON SUBJECT PROPERTY AND ADJACENT PROPERTY:

Subject property: NB, Neighborhood Business

All Adjacent property: NB, Neighborhood Business

COMPREHENSIVE PLAN:

Subject property: Neighborhood Business

North and East: Institutional

South and West: Neighborhood Business

BACKGROUND:

The gas station is located at the northeast corner of Logan and Warren Avenues and has been in existence since 1967 according to county records. In 2015, per Ordinance 273H a special use for a planned development was approved. A total of 10 deviations were granted in order to bring the site into compliance as well as allow for the expansion of the building, the hours of operation and to reduce the required number of parking spaces. Older gas stations are not likely to be redeveloped due to environmental concerns from aging underground storage tanks.

Assisting these properties so they may continue to operate as gas stations is oftentimes the better option versus letting them become vacant and blighted.

The 2,140 square-foot building requires a minimum of 7 parking spaces for both the gas station and indoor commercial entertainment land uses. Only 5 parking spaces currently exist on the property and there is not adequate space to stripe any more that would meet the requirements of the Belvidere Zoning Ordinance. Ordinance 273H allowed for the reduction of the required parking spaces in conjunction with the gas station because customers are making frequent "quick purchases" and leaving. However, land uses associated with indoor commercial entertainment encourage customers to be onsite for a longer period of time, making adequate parking more crucial. If additional land uses such as video gaming are to be permitted, then the zoning ordinance's parking requirements shall be met. However, unless additional land is purchased, there is no means to meet this requirement.

The Zoning Ordinance was updated in 2006 requiring a special use for Indoor Commercial Entertainment. Bars and taverns that were in existence prior to that date have been considered "grandfathered" for the bar use. In 2013, Illinois State Law allowed municipalities to determine that video gaming would be permitted within their jurisdiction. The State limits the number of machines to six per establishment and every establishment must have a liquor license that allows for the pouring of alcohol (except for those that qualify as a truck stop). In 2013, Belvidere voted to allow video gaming and in 2020, the City Council voted to increase the limit the number of gaming establishments from 30 to 40. The applicant is aware that granting the special use does not guarantee them a license.

TREND OF DEVELOPMENT:

The property is located along Logan Avenue in an area of mixed residential and small-scale businesses. The trend of development is for office and commercial uses to operate within the existing residential structures.

COMPREHENSIVE PLAN:

The subject property is designated as "Neighborhood Business" by the City of Belvidere Comprehensive Plan adopted on July 19, 1999. The neighborhood business use category encourages residential, office and neighborhood-supporting institutional and commercial uses preserving the residential character through building scale, building appearance, landscaping and signage.

FINDINGS OF FACT:

Per Section 150.904 (G) of the City of Belvidere Zoning Ordinance, the criteria for granting a Special Use Permit are as follows:

- A. Findings: The establishment, maintenance, or operation of the special use will may be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare.**

The applicant is proposing to install the gaming machines to the left of the entrance doors in the direct line of sight of the cashier's counter. The machines would be separated from the convenience store by a partial wall. The existing video gaming machines in Belvidere have not been shown to be unreasonably detrimental. Although the consumption of alcohol at a gas station is currently only permitted at two gas stations, patrons drive to and from bars just as they drive to and from gas stations. However, like many older gas stations in Belvidere, the subject property does not have

adequate parking or room onsite for expanding the existing parking which could force patrons to park on the adjacent residential street.

- B. Findings: The proposed special use, both its general use independent of its location and in its specific location, will not be in harmony with the purposes, goals, objectives, policies, and standards of the City of Belvidere Comprehensive Plan, this Chapter, and any other plan, program, or ordinance adopted, or under consideration pursuant to Notice of Public Hearing by the City.**

The Comprehensive Plan for the subject property calls for Neighborhood Business, encouraging residential, office and neighborhood-supporting institutional and commercial uses preserving the residential character through building scale, building appearance, landscaping and signage. Unlike gas stations which service the neighborhood, indoor commercial entertainment land uses, if not properly conditioned, can have a negative impact on the neighborhood.

- C. Findings: The special use will in its proposed location and as depicted on the required site plan, result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to Notice of Public Hearing by the City or governmental agency having jurisdiction to guide development.**

The property has frontage along Logan Avenue which is developed with a mix of low intensity commercial and mixed residential land uses. Due to the lack of adequate parking, however, the indoor commercial entertainment land use could create negative traffic factors. Adding land uses to a parcel that currently does not have sufficient parking exacerbates problems such as vehicle circulation, accessibility for customers, parking on residential streets, parking in neighboring businesses' parking lots, etc.

- D. Findings: The establishment of the special use will impede the normal and orderly development and improvement of surrounding property, and maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.**

Although a previous special use allowed for the gas station to operate twenty-four/seven, video gaming machines can only be operational from 6am to 2am when liquor is allowed to be sold. In order to not negatively impact neighboring businesses, such as the daycare center, the playground of which is within 25 feet of the subject property, conditions must be met to ensure that the indoor commercial entertainment land use is not noticeable outside of the building. Due to the lack of adequate parking, however, customer parking on the street or neighboring businesses is highly likely.

- E. Findings: The proposed special use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvement facilities, utilities or services provided by public agencies servicing the subject property.**

The subject property is already developed with a gas station that is served with municipal utilities.

- F. **Findings: The potential public benefits of the proposed special use does not outweigh any and all potential adverse impacts of the proposed special use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.**

Although successful commercial businesses are beneficial to a community, negative impacts to neighboring residences, businesses and vehicle circulation on public rights-of-way can diminish the benefits seen.

SUMMARY OF FINDINGS:

The applicant is proposing to install the gaming machines to the left of the entrance doors in the direct line of sight of the cashier's counter. The machines would be separated from the convenience store by a partial wall. The existing video gaming machines in Belvidere have not been shown to be unreasonably detrimental. Although the consumption of alcohol at a gas station is currently only permitted at two gas stations, patrons drive to and from bars just as they drive to and from gas stations. However, like many older gas stations in Belvidere, the subject property does not have adequate parking or room onsite for expanding the existing parking which could force patrons to park on the adjacent residential street.

Although the property has frontage along Logan Avenue which is developed with a mix of low intensity commercial and mixed residential land uses, due to the lack of adequate parking, the indoor commercial entertainment land use could create negative traffic factors. Adding land uses to a parcel that currently does not have sufficient parking exacerbates problems such as vehicle circulation, accessibility for customers, parking on residential streets, parking in neighboring businesses' parking lots, and other issues.

Although a previous special use allowed for the gas station to operate twenty-four/seven, video gaming machines can only be operational from 6am to 2am when liquor is allowed to be sold. In order to not negatively impact neighboring businesses, such as the daycare center, the playground of which is within 25 feet of the subject property, conditions must be met to ensure that the indoor commercial entertainment land use is not noticeable outside of the building. Due to the lack of adequate parking, however, customer parking on the street or neighboring businesses is highly likely.

Although successful commercial businesses are beneficial to a community, negative impacts to neighboring residences, businesses and vehicle circulation on public rights-of-way can diminish the benefits seen

RECOMMENDATION:

The planning staff recommends the **denial** of case number **2021-06** for a special use at 600 Logan Avenue. However, if the Belvidere Planning Zoning Commission and City Council vote to approve the request, planning staff recommends the following conditions:

1. Open alcohol is prohibited outside the premises.
2. Alcohol consumption is only permitted within the video gaming area.

3. The video gaming area shall be enclosed by a partial wall and only accessible through a designated entrance.
4. The indoor commercial entertainment land use shall be restricted to the area shown on the site plan.

Submitted by:



Gina DelRose
Community Development Planner

Review and Recommendation by the Planning and Zoning Commission. The Planning and Zoning Commission shall review the application, adopt findings of fact, and make a recommendation to the City Council.

Review and Action by the City Council. The City Council shall consider the Planning and Zoning Commission's recommendation regarding the proposed special use. The City Council may approve or deny the special use as originally proposed, may approve the proposed special use with modifications or may remand the matter back to the Planning and Zoning Commission for further discussion or hearing. The City Council's approval of the requested special use shall be considered the approval of a unique request, and shall not be construed as precedent for any other proposed special use.

ATTACHMENTS

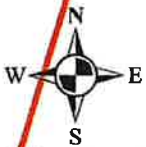
1. Location Map by Planning Staff.
2. Aerial Photo with by Planning Staff.
3. Narrative submitted by Applicant.
4. Site plan submitted by Applicant.
5. Letter submitted by the Boone County Soil and Water Conservation District, Bill Hall, January 15, 2021.

WARREN AVE

CASE 2021-06
600 Logan Avenue
JUM Group, LLC
SU

LOGAN AVE

WARREN AVE



1 inch = 37 feet

CASE 2021-06
600 Logan Avenue
JUM Group, LLC
SU

LOGAN AVE



1 inch = 23 feet

To the Community Development Department, City of Belvidere, IL:

Re: Special Use Application by JUM Group LLC/JamalChaudhary

I came to this country to earn the American Dream. Twenty years ago, I was blessed to settle in the City of Belvidere. Belvidere is where I have raised my family. It's where I built my business. Belvidere has helped me earn my American Dream.

My business challenges are the same challenges that small businesses face all over Illinois. A struggling economy, rising minimum wage costs, an escalating gas tax, ever increasing wholesale and distribution costs, and especially COVID-19 have made the past year one of the toughest in my memory.

"Mom and pop" shops like mine definitely feel the pressure. It's important for businesses like mine to diversify revenue streams to protect our businesses. I've worked to do that by adding new products to my stores.

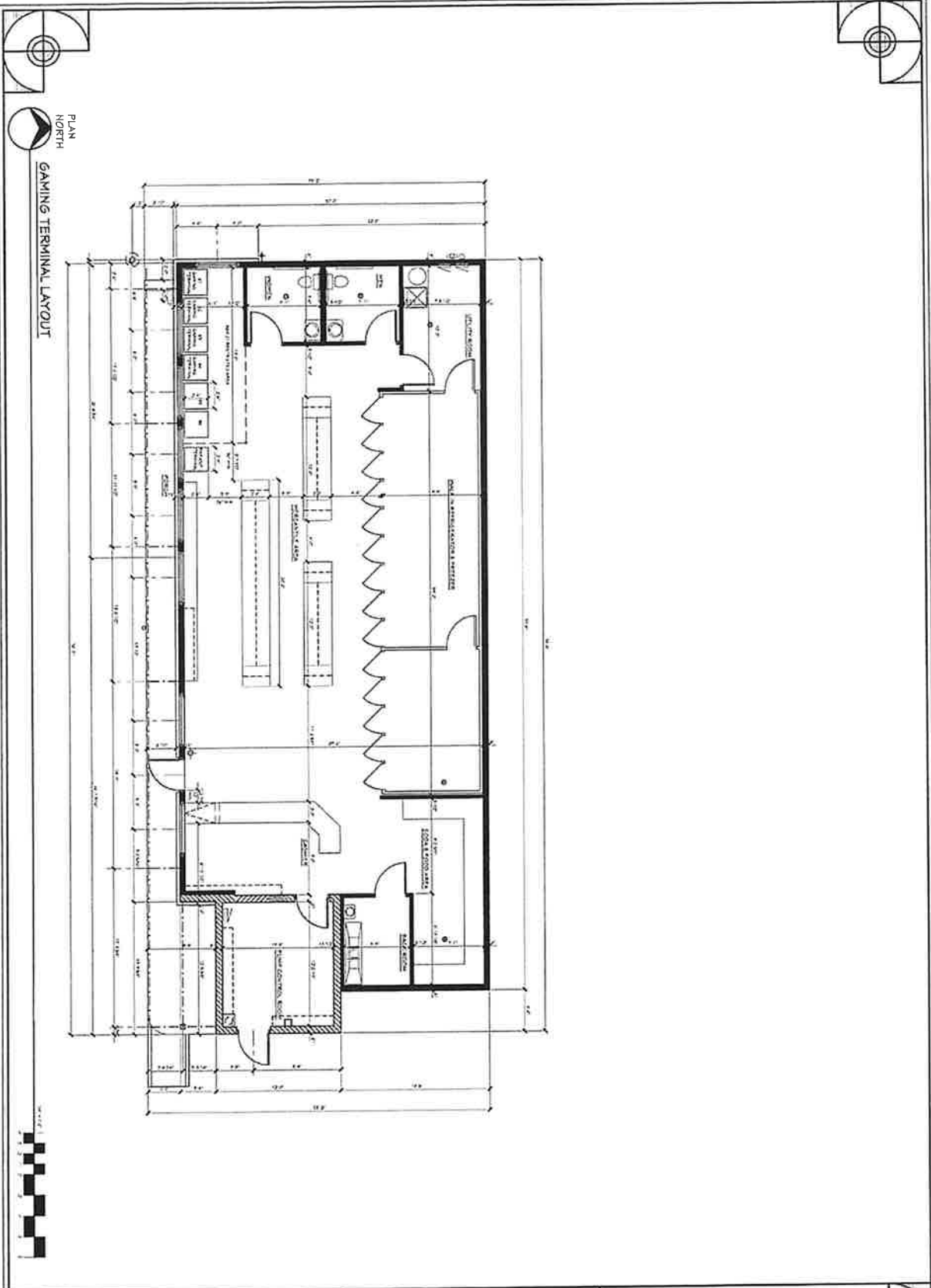
I need to do more. I would like to add video gaming to my gas stations on Logan and on South Appleton. I am convinced the revenue will help us weather the aftermath of the past year and help the City of Belvidere.

I respectfully request you approve my applications.

Sincerely,



Jamal Chaudhary
JUM Group LLC



PLAN
NORTH
GAMING TERMINAL LAYOUT

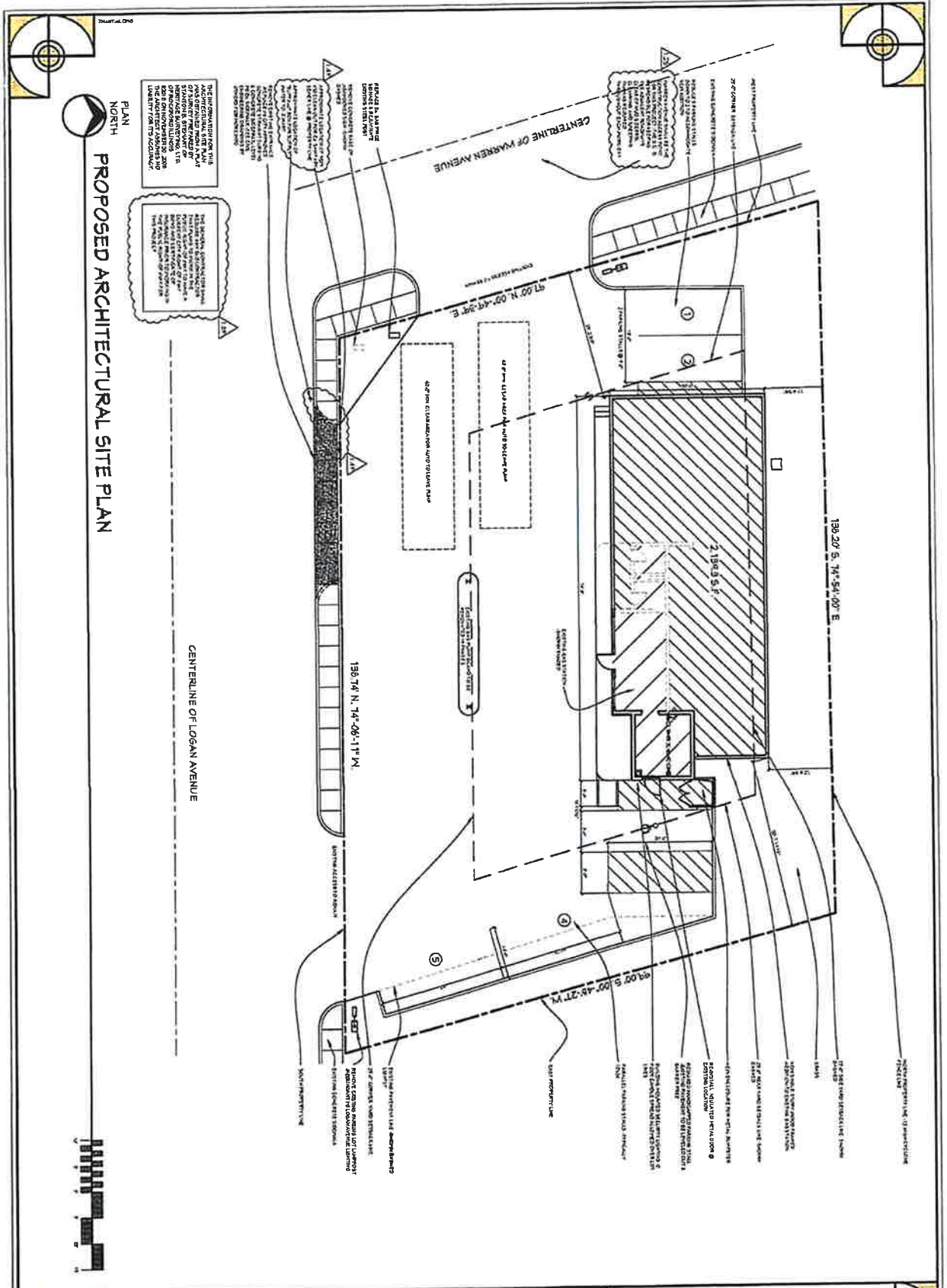


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GAMING TERMINAL LAYOUT
LOGAN AVENUE, BELVIDERE, IL.
Contact: Mr. Jamal Chaudhary (615) 558-4441

R. A. VanDerHeyden, Architect
410 East Main Street Genoa, Illinois 60135
(815) 764-4633
COPYRIGHT 2020 - ALL RIGHTS RESERVED



PLAN
NORTH
PROPOSED ARCHITECTURAL SITE PLAN

THE ARCHITECT HAS CONDUCTED VISUAL ANALYSIS OF THE PROPOSED ARCHITECTURAL SITE PLAN AND HAS DETERMINED THAT THE PROPOSED ARCHITECTURAL SITE PLAN IS IN SUBSTANTIAL COMPLIANCE WITH THE ARCHITECTURAL REVIEW BOARD'S POLICY AND THE ARCHITECTURAL REVIEW BOARD'S POLICY ON VISUAL ANALYSIS.

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STANDARD 2.04: THE ARCHITECT HAS CONDUCTED VISUAL ANALYSIS OF THE PROPOSED ARCHITECTURAL SITE PLAN AND HAS DETERMINED THAT THE PROPOSED ARCHITECTURAL SITE PLAN IS IN SUBSTANTIAL COMPLIANCE WITH THE ARCHITECTURAL REVIEW BOARD'S POLICY AND THE ARCHITECTURAL REVIEW BOARD'S POLICY ON VISUAL ANALYSIS.

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STANDARD 2.04: THE ARCHITECT HAS CONDUCTED VISUAL ANALYSIS OF THE PROPOSED ARCHITECTURAL SITE PLAN AND HAS DETERMINED THAT THE PROPOSED ARCHITECTURAL SITE PLAN IS IN SUBSTANTIAL COMPLIANCE WITH THE ARCHITECTURAL REVIEW BOARD'S POLICY AND THE ARCHITECTURAL REVIEW BOARD'S POLICY ON VISUAL ANALYSIS.

STANDARD 2.04: THE ARCHITECT HAS CONDUCTED VISUAL ANALYSIS OF THE PROPOSED ARCHITECTURAL SITE PLAN AND HAS DETERMINED THAT THE PROPOSED ARCHITECTURAL SITE PLAN IS IN SUBSTANTIAL COMPLIANCE WITH THE ARCHITECTURAL REVIEW BOARD'S POLICY AND THE ARCHITECTURAL REVIEW BOARD'S POLICY ON VISUAL ANALYSIS.

STANDARD 2.04: THE ARCHITECT HAS CONDUCTED VISUAL ANALYSIS OF THE PROPOSED ARCHITECTURAL SITE PLAN AND HAS DETERMINED THAT THE PROPOSED ARCHITECTURAL SITE PLAN IS IN SUBSTANTIAL COMPLIANCE WITH THE ARCHITECTURAL REVIEW BOARD'S POLICY AND THE ARCHITECTURAL REVIEW BOARD'S POLICY ON VISUAL ANALYSIS.

S1.1
18

DATE:	01/15/2016
PROJECT:	Z Mارت ADDITION
CLIENT:	600 LOGAN AVENUE, BELVIDERE, IL
ARCHITECT:	R. A. VAN DER HEYDEN, ARCHITECT
SCALE:	AS SHOWN
BY:	JAMAL CHAUDHARY
CHECKED BY:	R. A. VAN DER HEYDEN
DATE:	01/15/2016

Z Mارت ADDITION
600 LOGAN AVENUE, BELVIDERE, IL
Contact: Mr. Jamal Chaudhary (815) 558-4441

R. A. VanDerHeyden, Architect
410 East Main Street Genoa, Illinois 60135
(815) 784-4833
COPYRIGHT 2016 - ALL RIGHTS RESERVED



211 N. Appleton Road
Belvidere, IL 61008
815-544-2677 x3

January 15, 2021

SWCD NRI #: XXXX

Belvidere Planning Department
401 Whitney Blvd., Suite 300
Belvidere, IL 61008

Dear Sir/Madam,

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

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

Location of Site: 600 Logan Avenue, Belvidere
PIN(S): 005-36-127-001

Contact	Petitioner	Owner
Jamal Chaudhary	JUM Group, LLC	JJ Corporation
2610 Mary Street Belvidere, IL 61008	171 S. Appleton Road Belvidere, IL 61008	171 S. Appleton Road Belvidere, IL 61008
815-558-4441	815-544-0706	815-544-0706

Request: Special use for indoor commercial entertainment, specifically video gaming.

Notes: No additional construction or soil disturbance is taking place. The video gaming machines will be inside the Mobil/Z-Mart Gas Station

Sincerely,

A handwritten signature in black ink that reads "Bill Hall". The signature is written in a cursive, slightly slanted style.

Bill Hall

Boone County Soil &

Water Conservation District

ORDINANCE NO. 525H

**AN ORDINANCE GRANTING A SPECIAL USE
TO ALLOW INDOOR COMMERCIAL ENTERTAINMENT
(VIDEO GAMING)
WITHIN THE GB, GENERAL BUSINESS DISTRICT
(1474 North State Street)**

WHEREAS, The City of Belvidere has adopted Chapter 150, Zoning Ordinance in accordance with the provisions of Illinois Compiled Statutes to regulate the use of land and to specify the minimum requirements for improvements on land in the City of Belvidere; and

WHEREAS, Special Uses are certain municipal or private uses that due to their physical or operational characteristics may pose a threat to the value, use and enjoyment of adjoining property; are reviewed on a case by case basis; and are permitted only by permission of the Belvidere City Council; and,

WHEREAS, The applicant, Mario Pompeo, 4014 Tatum Road, Rockford, IL 61114 on behalf of the owners Ed and Judy Winter, 1409 Walts Way, Belvidere, IL 61008 is requesting a special use to permit indoor commercial entertainment to operate video gaming at 1474 North State Street; and

WHEREAS, after due notice by publication pursuant to the Illinois State Statutes, the City of Belvidere Planning and Zoning Commission held a public hearing on February 9, 2021 concerning the proposed Special Use; and,

WHEREAS, the City of Belvidere Planning and Zoning Commission having examined the application and having considered the evidence, both oral and documentary and being fully advised about the premises did make findings of fact and a recommendation; and,

WHEREAS, the corporate authorities of the City considered the findings of fact and concur with the recommendation of the Planning and Zoning Commission,

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BELVIDERE, BOONE COUNTY, ILLINOIS, AS FOLLOWS:

Section 1. The foregoing recitals are incorporated herein by this reference.

Section 2. That a Special Use in the GB, General Business District for indoor commercial entertainment (video gaming) on the property depicted in Attachment A and legally described as:

Part Lot 9 of Assessor's Survey of Northwest Quarter of Section 26 and Southwest Quarter of Section 23, Township 44 North, Range 3, East of the Third Principal Meridian, according to the Plat recorded December 2, 1870 of Book 33 of Deeds page 633 described as follows: Beginning at a point in the center line of the State Road, 20.80 chains, South 58 degrees East from the intersection of the center line of said Road with the line between Section 22 and 23, all in Township 44 North, Range 3 East of the Third Principal Meridian; thence South 32 degrees West 5.02 chains to an iron stake; thence Southeasterly and parallel with the centerline of said State Road, 6.21 ½ chains to a stake; thence North 32 degrees East, 5.02 chains to a point in the centerline of said State Road; thence North 58 degrees West, along the centerline of said Road, 6.22 chains to the place of beginning in Boone County, Illinois, (excepting, however, that part of said premises as conveyed to Union National Bank and Trust Company of Joliet, Illinois, as Trustee, by Deed Dated December 11, 1964, filed December 11, 1964 and recorded in the Recorder's Office of Boone County, Illinois, as Document No. 2304) (Also excepting therefrom a strip of land 10.5 feet of even width along the entire East side thereof) in Boone County, Illinois PIN: 05-26-126-001

is hereby approved, subject to the following conditions:

1. Open alcohol is prohibited outside the premises unless otherwise permitted.
2. The video gaming shall be in substantial compliance with the site plan submitted. (Attachment B)
3. The special use is only for the tenant space commonly known as 1474 North State Street.

Section 3. That the premises shall be used in accordance with and subject to the applicable provisions of the Zoning Ordinance of the City of Belvidere and shall not be used except as may otherwise be expressly authorized by the applicable law and the special use.

Section 4. That acceptance of any of the benefits of this Special Use shall be deemed acceptance of all the terms and conditions set forth herein.

Section 5. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 6. If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

Section 7. This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

PASSED by the City Council of the City of Belvidere this ____ day of _____, 2021.

APPROVED by the Mayor of the City of Belvidere this ____ day of _____, 2021.

Michael W. Chamberlain, Mayor

ATTEST:

Sarah Turnipseed, City Clerk

Ayes: ____ Nays: ____ Absent: ____

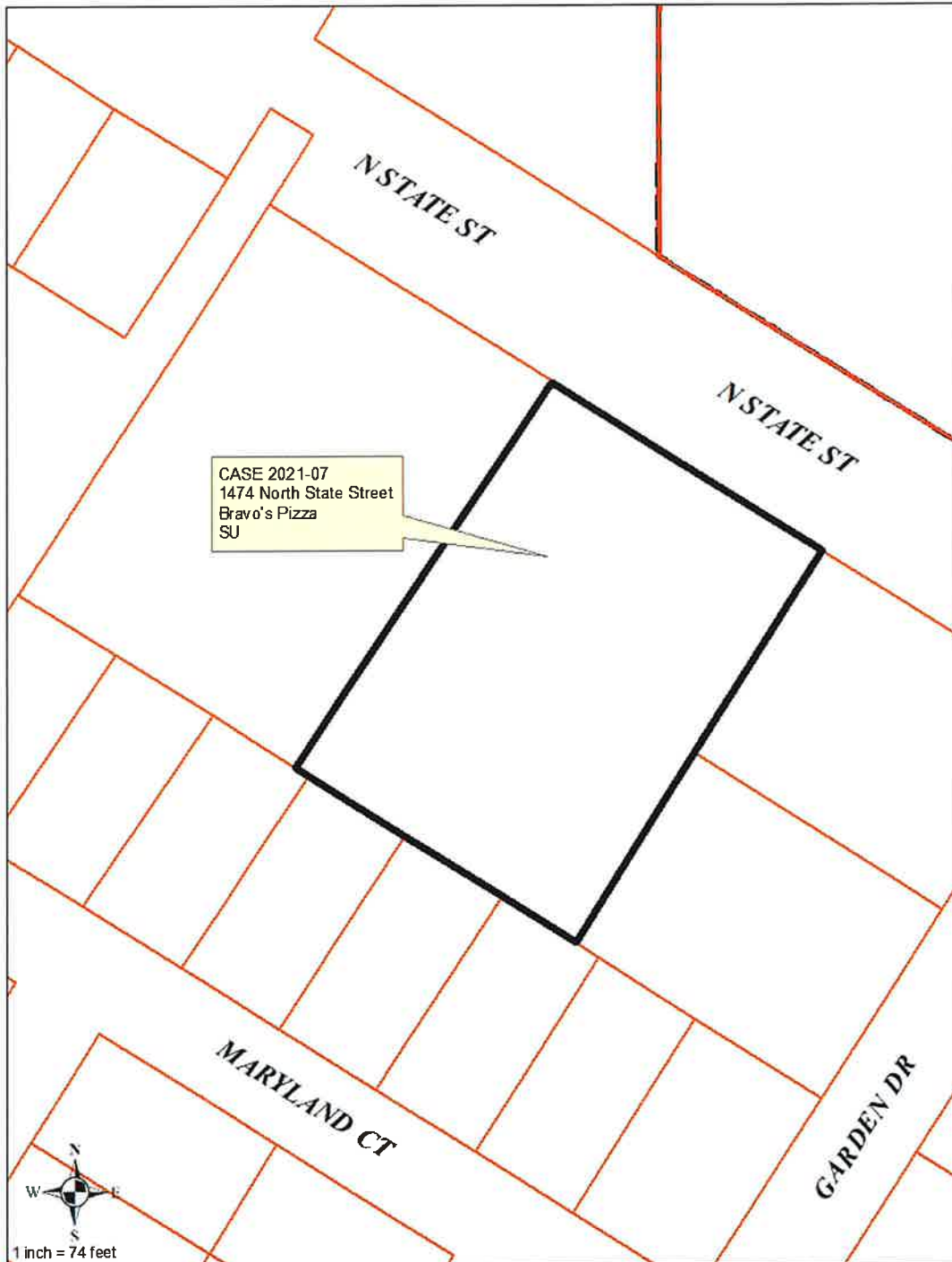
City Council Members Voting Aye: ____

City Council Members Voting Nay: ____

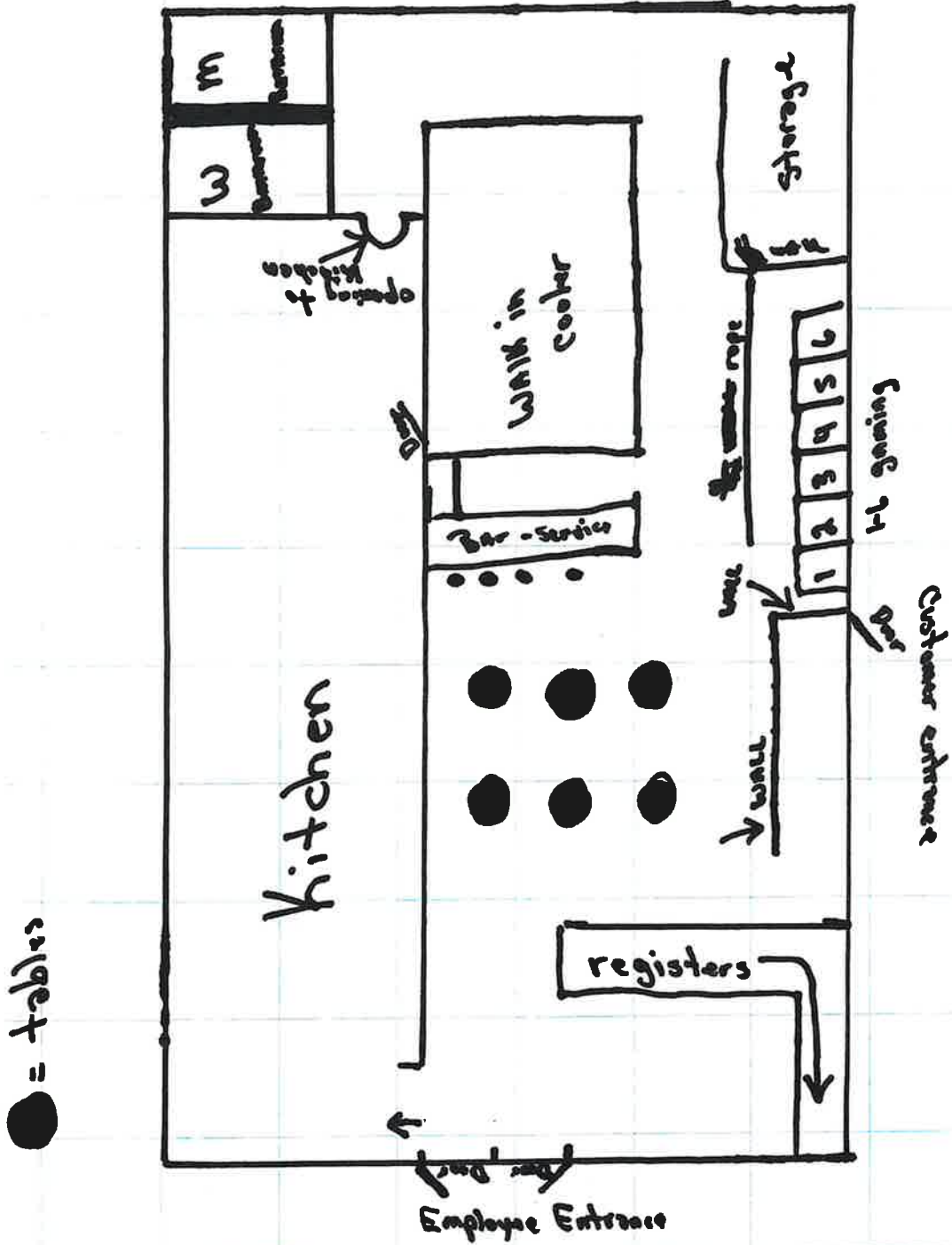
Date Published:

Sponsor: _____

ATTACHMENT A



ATTACHMENT B



MEMO

DATE: February 10, 2021

TO: Mayor and Members of the City Council

FROM: City of Belvidere Planning and Zoning Commission

SUBJECT: Recommendation for Case: 2021-07; Bravo's Pizza, 1474 N. State Street

REQUEST AND LOCATION:

The applicant, Mario Pompeo, 4014 Tatum Road, Rockford, IL 61114 on behalf of the owners Ed and Judy Winter, 1409 Walts Way, Belvidere, IL 61008 is requesting a special use to permit indoor commercial entertainment. Specifically, video gaming inside the Bravo's Pizza at 1474 North State Street, Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.105(C)(5)(B)(2) Indoor Commercial Entertainment and 150.904 Special Use Review and Approval Procedures) in the GB, General Business District. PIN: 05-26-126-001. The subject property is rectangular in shape, approximately 1.28 acres and is comprised of a portion of a multi-tenant commercial building and parking area.

RECOMMENDATION:

The planning and zoning commission recommended the **approval** of case number **2021-07** for a special use to permit indoor commercial entertainment (video gaming) at 1474 North State Street subject to the following conditions:

1. Open alcohol is prohibited outside the premises unless otherwise permitted.
2. The video gaming shall be in substantial compliance with the site plan submitted.
3. The special use is only for the tenant space commonly known as 1474 North State Street.

Motion to approve case 2021-07; Bravo's Pizza, 1474 North State Street subject to the conditions as presented carried with a (7-0) roll call vote.

Carl Gnewuch, Acting Chairman
Belvidere Planning and Zoning Commission

MEMO

DATE: February 10, 2021
TO: Mayor and Members of the City Council
FROM: City of Belvidere Planning and Zoning Commission
SUBJECT: Findings of Fact for Case: 2021-07; Bravo's Pizza, 1474 N. State Street

REQUEST AND LOCATION:

The applicant, Mario Pompeo, 4014 Tatum Road, Rockford, IL 61114 on behalf of the owners Ed and Judy Winter, 1409 Walts Way, Belvidere, IL 61008 is requesting a special use to permit indoor commercial entertainment. Specifically, video gaming inside the Bravo's Pizza at 1474 North State Street, Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.105(C)(5)(B)(2) Indoor Commercial Entertainment and 150.904 Special Use Review and Approval Procedures) in the GB, General Business District. PIN: 05-26-126-001. The subject property is rectangular in shape, approximately 1.28 acres and is comprised of a portion of a multi-tenant commercial building and parking area.

FINDINGS OF FACT:

Per Section 150.904 (G) of the City of Belvidere Zoning Ordinance, the criteria for granting a Special Use Permit are as follows:

- A. Findings: The establishment, maintenance, or operation of the special use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare.**

The special use is being requested in order to allow the addition of video gaming machines in a restaurant. The gaming machines will be off-set from the dining room tables and front counter area, limiting potential interaction between gamers and restaurant patrons. The addition of alcohol sales is not uncommon for dine-in restaurants and is permitted without requiring a special use.

The existing video gaming machines in Belvidere have not been shown to be unreasonably detrimental. Due to the size and location of the special use, staff does not anticipate a danger to the public health or general welfare.

- B. Findings: The proposed special use, both its general use independent of its location and in its specific location, will be in harmony with the purposes, goals, objectives, policies, and standards of the City of Belvidere Comprehensive Plan, this Chapter, and any other plan, program, or ordinance adopted, or under consideration pursuant to Notice of Public Hearing by the City.**

The Comprehensive Plan designates the subject property as General Business; the current zoning is General Business. A variety of land uses are encouraged in general business, institutional and indoor commercial (retail). Restaurants, bars, grocery stores and video gaming are a type of indoor commercial land use.

- C. **Findings:** The special use will not in its proposed location and as depicted on the required site plan, result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to Notice of Public Hearing by the City or governmental agency having jurisdiction to guide development.

The indoor commercial land use will not be noticeable from the outside save for potential signage. There is an active special use for indoor commercial entertainment three tenant spaces away (House of Bottles).

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

- D. **Findings:** The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property, and maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

The planning staff is not aware of any business that chose not to locate or expand due to video gaming. The North State Street commercial corridor is developed with a variety of businesses. The special use conditions limit the amount of space the special use can occupy, therefore, planning staff does not anticipate that this special use will deter growth in the adjacent tenant spaces or redevelopment of nearby properties.

- E. **Findings:** The proposed special use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvement facilities, utilities or services provided by public agencies servicing the subject property.

The subject property is already developed with a commercial building that is served with municipal utilities.

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

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

The motion to adopt the Findings of Fact as presented by staff for case 2021-07 for a special use to permit indoor commercial entertainment (video gaming) at 1474 North State Street carried with a (7-0) roll call vote.

Carl Gnewuch, Acting Chairman
Belvidere Planning and Zoning Commission

CITY OF BELVIDERE

Community Development



BUILDING DEPARTMENT

PLANNING DEPARTMENT

401 WHITNEY BLVD. SUITE 300 BELVIDERE, IL 61008 * PH (815)547-7177 FAX (815)547-0789

February 1, 2021

ADVISORY REPORT

CASE NO: 2021-07

APPLICANT: Bravo's Pizza, 1474 North State Street

REQUEST AND LOCATION:

The applicant, Mario Pompeo, 4014 Tatum Road, Rockford, IL 61114 on behalf of the owners Ed and Judy Winter, 1409 Walts Way, Belvidere, IL 61008 is requesting a special use to permit indoor commercial entertainment. Specifically, video gaming inside the Bravo's Pizza at 1474 North State Street, Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.105(C)(5)(B)(2) Indoor Commercial Entertainment and 150.904 Special Use Review and Approval Procedures) in the GB, General Business District. PIN: 05-26-126-001. The subject property is rectangular in shape, approximately 1.28 acres and is comprised of a portion of a multi-tenant commercial building and parking area.

EXISTING LAND USE:

Subject property: Multi-tenant building (including Bravo's Pizza)

North: Multi-tenant building, Roll N Donut, North State Motors

South: Residential

East: Pope Chiropractic and Residential

West: House of Bottles

CURRENT ZONING:

Subject property: GB, General Business District

North: General Business and Unincorporated Boone County

South: SR-6, Single-family Residential-6 District

East and West: General Business

COMPREHENSIVE PLAN:

Subject property: General Business

North, East and West: General Business

South: Single-family Residential

BACKGROUND:

The Bravo's Pizza tenant space occupies 1,400 square feet of the approximately 20,000 square-foot multi-tenant building. The remaining tenant spaces are occupied by a mix of commercial and professional services. There is a large parking area that has adequate parking for existing and new businesses. The restaurant has been considering obtaining a liquor

2021-07; Bravo's Pizza, 1474 North State Street

license based on customer requests and is requesting the special use to allow for video gaming machines as a means to support the liquor license.

The six video gaming machines are proposed to be along the northeast wall, set back from the dining tables. These machines will be partially blocked off by the storage room and the vestibule walls. Stanchions will be placed, further delineating them from the dining room. A separate bar area may be installed so that drink purchase can be made away from the front counter. The hours of operation are not anticipated to expand but that may change in the future.

The Zoning Ordinance was updated in 2006 requiring a special use for Indoor Commercial Entertainment. Bars and taverns that were in existence prior to that date have been considered "grandfathered" for the bar use. In 2013, Illinois State Law allowed municipalities to determine that video gaming would be permitted within their jurisdiction. The State limits the number of machines to six per establishment and every establishment must have a liquor license that allows for the pouring of alcohol (except for those that qualify as a truck stop). In 2013, Belvidere voted to allow video gaming and in 2020, the City Council voted to increase the limit the number of gaming establishments to from 30 to 40. The applicant is aware that granting the special use does not guarantee them a license.

TREND OF DEVELOPMENT:

The subject property is located near the intersection of North State Street and Garden Drive, within the North State Street Commercial Corridor. Several nearby businesses have either recently gone through extensive renovations or are in the planning stages for such renovations. North State Street consists of a mix of automobile-related businesses, retail, office and professional services.

COMPREHENSIVE PLAN:

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

FINDINGS OF FACT:

Per Section 150.904 (G) of the City of Belvidere Zoning Ordinance, the criteria for granting a Special Use Permit are as follows:

- A. Findings: The establishment, maintenance, or operation of the special use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare.**

The special use is being requested in order to allow the addition of video gaming machines in a restaurant. The gaming machines will be off-set from the dining room tables and front counter area, limiting potential interaction between gamers and restaurant patrons. The addition of alcohol sales is not uncommon for dine-in restaurants and is permitted without requiring a special use.

The existing video gaming machines in Belvidere have not been shown to be unreasonably detrimental. Due to the size and location of the special use, staff does not anticipate a danger to the public health or general welfare.

- B. **Findings:** The proposed special use, both its general use independent of its location and in its specific location, will be in harmony with the purposes, goals, objectives, policies, and standards of the City of Belvidere Comprehensive Plan, this Chapter, and any other plan, program, or ordinance adopted, or under consideration pursuant to Notice of Public Hearing by the City.

The Comprehensive Plan designates the subject property as General Business; the current zoning is General Business. A variety of land uses are encouraged in general business, institutional and indoor commercial (retail). Restaurants, bars, grocery stores and video gaming are a type of indoor commercial land use.

- C. **Findings:** The special use will not in its proposed location and as depicted on the required site plan, result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to Notice of Public Hearing by the City or governmental agency having jurisdiction to guide development.

The indoor commercial land use will not be noticeable from the outside save for potential signage. There is an active special use for indoor commercial entertainment three tenant spaces away (House of Bottles).

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

- D. **Findings:** The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property, and maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

The planning staff is not aware of any business that chose not to locate or expand due to video gaming. The North State Street commercial corridor is developed with a variety of businesses. The special use conditions limit the amount of space the special use can occupy, therefore, planning staff does not anticipate that this special use will deter growth in the adjacent tenant spaces or redevelopment of nearby properties.

- E. **Findings:** The proposed special use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvement facilities, utilities or services provided by public agencies servicing the subject property.

The subject property is already developed with a commercial building that is served with municipal utilities.

- F. **Findings:** The potential public benefits of the proposed special use outweigh any and all potential adverse impacts of the proposed special use after taking into

consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

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

SUMMARY OF FINDINGS:

The special use is being requested in order to allow the addition of video gaming machines in a restaurant. The gaming machines will be off-set from the dining room tables and front counter area, limiting potential interaction between gamers and restaurant patrons. The addition of alcohol sales is not uncommon for dine-in restaurants and is permitted without requiring a special use.

The indoor commercial land use will not be noticeable from the outside save for potential signage. There is an active special use for indoor commercial entertainment three tenant spaces away (House of Bottles). The property has adequate parking and ingress/egress off North State Street. The additional traffic from the special use is not anticipated to negatively impact the accessibility of nearby businesses.

The planning staff is not aware of any business that chose not to locate or expand due to video gaming. The North State Street commercial corridor is developed with a variety of businesses. The special use conditions limit the amount of space the special use can occupy, therefore, planning staff does not anticipate that this special use will deter growth in the adjacent tenant spaces or redevelopment of nearby properties.

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

RECOMMENDATION:

The planning staff recommends the **approval** of case number **2021-07** for a special use at 1474 North State Street subject to the following conditions:

1. Open alcohol is prohibited outside the premises unless otherwise permitted.
2. The video gaming shall be in substantial compliance with the site plan submitted.
3. The special use is only for the tenant space commonly known as 1474 North State Street.

Submitted by:



Gina DelRose
Community Development Planner

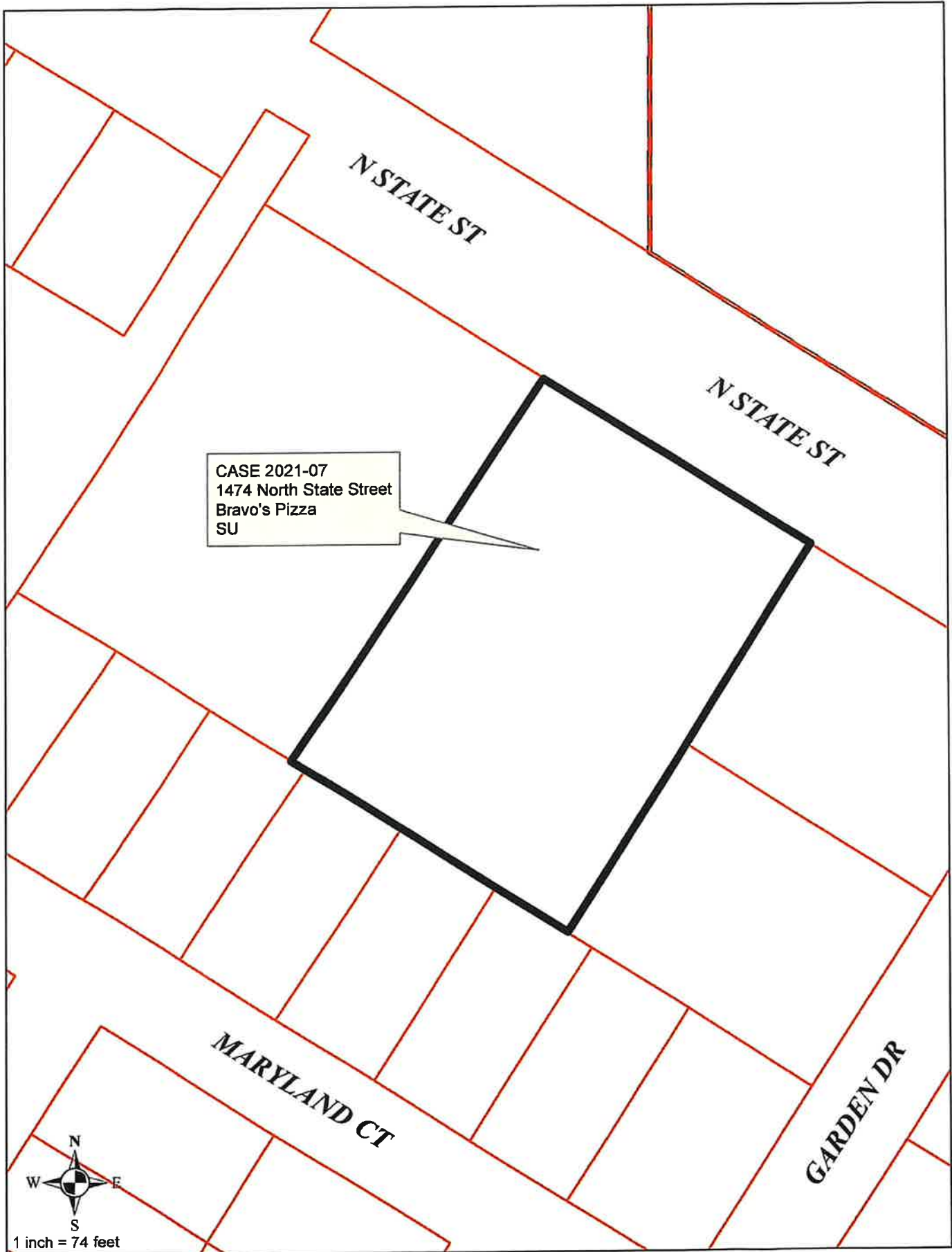
2021-07; Bravo's Pizza, 1474 North State Street

Review and Recommendation by the Planning and Zoning Commission. The Planning and Zoning Commission shall review the application, adopt findings of fact, and make a recommendation to the City Council.

Review and Action by the City Council. The City Council shall consider the Planning and Zoning Commission's recommendation regarding the proposed special use. The City Council may approve or deny the special use as originally proposed, may approve the proposed special use with modifications or may remand the matter back to the Planning and Zoning Commission for further discussion or hearing. The City Council's approval of the requested special use shall be considered the approval of a unique request, and shall not be construed as precedent for any other proposed special use.

ATTACHMENTS

1. Location Map by Planning Staff.
2. Aerial Photo with by Planning Staff.
3. Narrative submitted by Applicant.
4. Site plan submitted by Applicant.
5. Letter submitted by the Boone County Soil and Water Conservation District, Bill Hall, January 15, 2021.





CASE 2021-07
1474 North State Street
Bravo's Pizza
SU

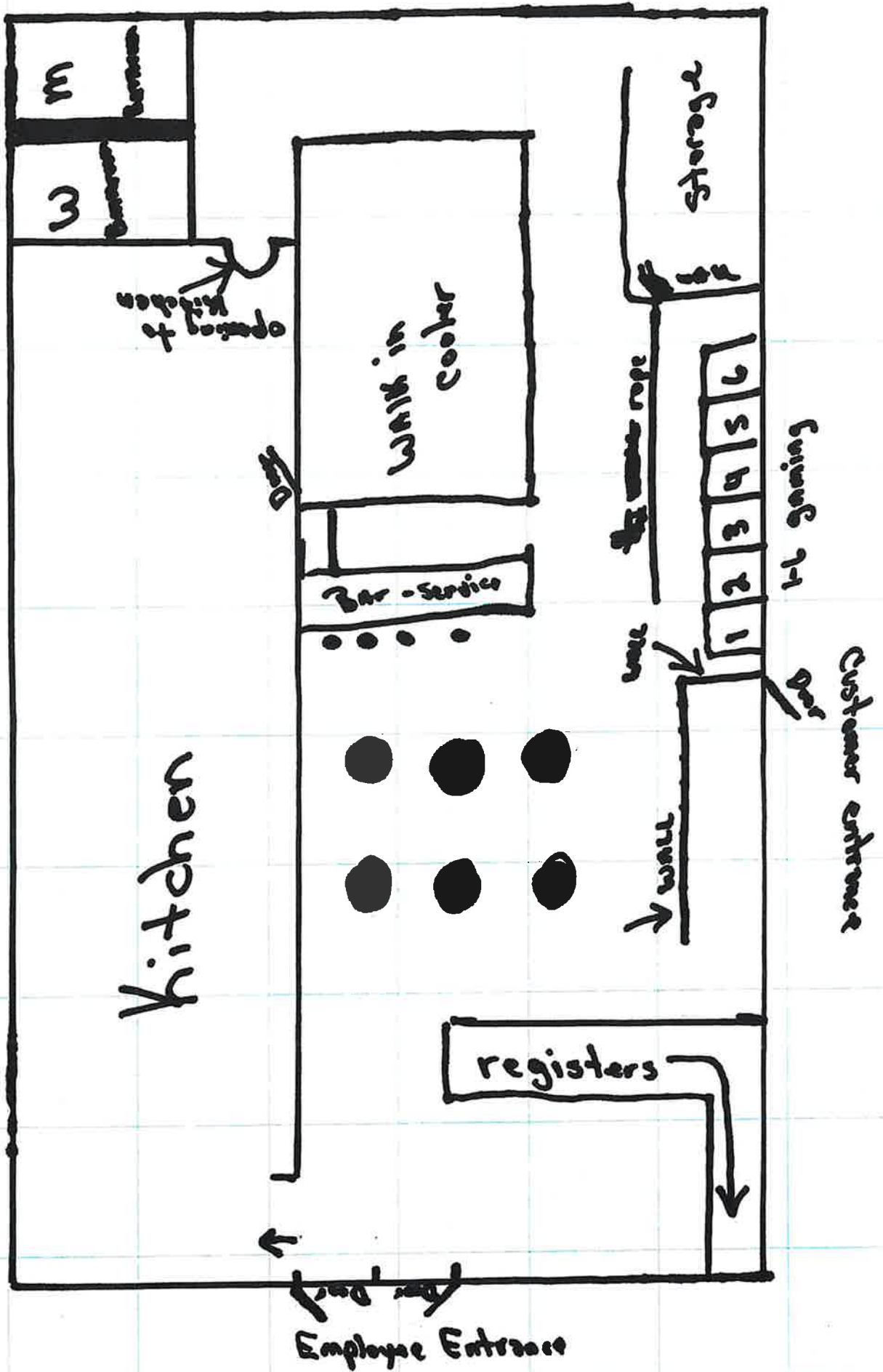
N STATE ST

N STATE ST

MARYLAND CT

1 inch = 55 feet

● = tables



Gina Delrose

From: Cathy Pompeo <bravos.pizza.belvidere@gmail.com>
Sent: Tuesday, January 12, 2021 1:51 PM
To: Gina Delrose
Subject: Narrative

1-12-21

I am applying for a special use permit for gaming for Bravo Pizzeria of Belvidere located at 1474 N. State St. Belvidere, IL 61008.

I have owned this location since 2009 with managing this location prior to taking ownership.

I am applying to have 6 gaming consoles. I have wanted to add beer and wine to this location for many years due to requests from customers. The gaming would help to offset the cost of the liquor license fee. I have in the past lost customers due to the fact of not securing a liquor license.

I might expand my hours of operation in the future due to demand however I believe right now the extension of said hours would be to open earlier than my current opening hours which are at 11:00 am.

Thank You, Mario Pompeo 815-520-5713



211 N. Appleton Road
Belvidere, IL 61008
815-544-2677 x3

January 15, 2021

SWCD NRI #: XXXX

Belvidere Planning Department
401 Whitney Blvd., Suite 300
Belvidere, IL 61008

Dear Sir/Madam,

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

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

Location of Site: 1474 N. State St., Belvidere
PIN(S): 05-26-126-001

Contact	Petitioner	Owner
Cathy Pompeo	Mario Pompeo	Ed and Judy Winter
4014 Tatum Road Rockford, IL 61114	4014 Tatum Road Rockford, IL 61114	14098 Walts Way Belvidere, IL 61008
815-980-0539	815-980-0539	815-544-0975

Request: Special use for indoor commercial entertainment, specifically video gaming.

Notes: No additional construction or soil disturbance is taking place. The video gaming machines will be inside the Bravos Pizza Restuarant.

Sincerely,

A handwritten signature in black ink that reads "Bill Hall". The signature is written in a cursive, slightly slanted style.

Bill Hall

Boone County Soil &
Water Conservation District

ORDINANCE NO. #526H

AN ORDINANCE AMENDING APPENDIX A, FEES,
RELATING TO FROZEN WATER METERS
OF THE CITY OF BELVIDERE MUNICIPAL CODE

NOW, THEREFORE BE IT ORDAINED by the City Council of the City of Belvidere, Boone County, Illinois, as follows:

SECTION 1: Appendix A, Fees, of the City of Belvidere Municipal Code is amended, only with respect to §114-210, to read as set forth below:

114-210	Frozen Metal Meter	Public Works	\$50.00
	Frozen IPERL Meter		\$195.00

SECTION 2: If any section, paragraph, subdivision clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 4: This Ordinance shall be in full force and effect from and after its passage and publication in pamphlet form as required by law which publication is hereby authorized.

Ayes:
Nays:
Absent:

APPROVED:

Mayor Michael W. Chamberlain

(SEAL)

ATTEST: _____
Clerk Sarah Turnipseed

Passed:
Approved:
Published:

ORDINANCE #527H
AN ORDINANCE AMENDING SECTION 114-303(f),
MAINTENANCE AND REPAIR,
OF THE CITY OF BELVIDERE MUNICIPAL CODE

WHEREAS, a scrivener's error exists in Section 114-303(f) of the City of Belvidere Municipal Code; and

WHEREAS, the Corporate Authorities of the City of Belvidere desire to correct that error.

NOW, THEREFORE BE IT ORDAINED by the Mayor and City Council of the City of Belvidere, Boone County, Illinois, as follows:

SECTION 1: Section 114-303(f) of the City of Belvidere Municipal Code is amended to read as follows:

(f) *Maintenance and repair.* The owner of the premises served by the sanitary sewer system shall properly maintain the operation of and shall repair the building sewer or lateral line located on private property. The City owns and maintains the portion of the building sewer or lateral line located in the public right-of-way.

SECTION 2: If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

SECTION 3: This Ordinance shall be in full force and effect from and after its passage and publication in pamphlet form as required by law which publication is hereby authorized.

Voting Aye: .
Voting Nay: .
Absent: .

APPROVED:

Michael W. Chamberlain
Mayor

ATTEST: _____
Sarah Turnipseed
City Clerk

(SEAL)

Passed:
Approved:
Published:

RESOLUTION # 2021-3
A RESOLUTION AUTHORIZING
THE EXECUTION OF AN INTERGOVERNMENTAL
AGREEMENT WITH BOONE COUNTY FOR THE PROVISION
OF A COMMUNITY LAW ENFORCEMENT OFFICER
PURSUANT TO THE COSSAP GRANT

IT IS THEREFORE RESOLVED, by the Mayor and City Council of the City of Belvidere as follows:

- 1) The Corporate Authorities of the City of Belvidere hereby approve the Intergovernmental Agreement for a Community Law Enforcement Officer Between the City of Belvidere and Boone County Illinois, a copy of which is attached hereto as Exhibit A.
- 2) The Mayor is Authorized to execute and the Clerk is authorized to attest the Agreement.

Approved:

Mayor

Attest:

City Clerk

Ayes: .
Nays: .
Absent: .
Approved: .

INTERGOVERNMENTAL AGREEMENT FOR
A COMMUNITY LAW ENFORCEMENT OFFICER BETWEEN THE COUNTY OF
BOONE, THE CITY OF BELVIDERE AND
THE BOONE COUNTY HEALTH DEPARTMENT

THIS AGREEMENT is entered into on this _____ day of _____, 2020 between the County of Boone (the County), the City of Belvidere (the City) and the Boone County Health Department (the Department), all located within Boone County, State of Illinois.

WHEREAS, Section 10 of Article 7 of 1970 Constitution and the Intergovernmental Cooperation Act (5 ILCS 220/1 et seq.) empower units of local government to contract among themselves to share services and exercise, combine, or transfer any powers not prohibited by law; and

WHEREAS, the Department is the statutorily recognized Health Department for Boone County Illinois operating under the auspices of Boone County Illinois which serves the entirety of Boone County including the City of Belvidere; and

WHEREAS, the County applied for and received a Comprehensive Opioid, Stimulant, and Substance Abuse Program Grant (COSSAP Grant) from the State of Illinois to help address community needs and support projects that develop or expand comprehensive programs in response to the use and sale of illicit opioids, stimulants and other illicit substances; and

WHEREAS, the County has designated the Department as the entity to manage the COSSAP Grant including but not limited to financial distribution and ensuring compliance with grant deliverables.

WHEREAS, the Department and the City agree that it is beneficial to identify prospective clients who may be misusing opioids or using other illicit drugs in an attempt to provide the drug-involved client an opportunity to receive treatment prior to an arrest; and

WHEREAS, the Department and the City find that a full-time police officer assigned to assist in coordinating the identification, management, and outreach to potential clients and the community is vital to the success of the COSSAP program.

THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the adequacy of which is hereby acknowledged, the County, the City and the Boone County Health Department agree as follows:

1. **RECITALS:** The foregoing recitals are incorporated herein by this reference as if fully set forth.

2. **SERVICES PROVIDED:**

The City shall provide one full time police officer (the Officer) to coordinate with the Department to facilitate the goals of the COSSAP Grant and program. The officer will be assigned to assist the Department as a police liaison with the Belvidere Police Department and in the Department's community outreach goals and programs.

3. **OFFICER EMPLOYMENT:**

The Officer is a City employee and shall be supervised and remain subject to the Police Department chain of command. All activities of the Officer shall be taken as a City employee and pursuant to applicable laws and the City Police Department's rules and regulations.

The Chief of Police, or their designee, shall coordinate the provision of the Officer's services and activities with the Boone County Health Department Public Health Administrator.

It is essential that the City ensure that it is providing competent and professional services, not only to the Department, but to the entire community. As such, in the unlikely event that the Department is in any way dissatisfied with the Officer assigned to the COSSAP Grant, or if Department feels that the assigned Officer has in any way acted in an improper manner, the Department shall immediately notify the Chief of Police or their designee. The Department shall not take any unilateral action with regard to the assigned Officer. The Chief of Police and the Department shall coordinate an effective response and solution to the Department's concerns. In the event that the Department and the Chief of Police conclude that an alternative Officer should be assigned, the Department agrees and understands that it may take a period of time to train the new Officer and staff the position.

4. **TIME OF PERFORMANCE:**

The Officer shall be available for COSSAP Grant purposes during regular business hours as follows:

A. Monday through Friday from 8:00 a.m. to 4:30 p.m.

B. Depending on grant program requirements, the Officer may be asked to work evening and weekend hours. The grant does not cover over time therefore the Officer would earn compensation time to be used at a time agreed upon by the Officer, Department and City.

C. City and the Department agree that the City Police Department may withdraw the Officer as needed on an emergency basis to assist with emergencies within or outside of the City.

5. **COMPENSATION:**

- A. The Department shall pay the City an annual sum for the services of the Officer in the amount of \$94,077.38 per year to compensate for the salary and benefits of the Officer. Payment of the Compensation amount shall be in equal monthly installments, on the 15th day of each month.
- B. The Officer shall not work any overtime assignment, as defined in the Collective Bargaining Agreement between the City of Belvidere and FOP Lodge 245, without the prior consent of the Chief of Police or his designee. The Department shall inquire to modify the COSSAP Grant and if allowed under the grant shall reimburse the City for said overtime payments.
- C. The Department shall have no obligation to pay the City for the services of an Officer when no Officer is assigned to the position and the compensation shall be prorated as such.

6. **SERVICES TO BE SUPPLEMENTAL:**

The parties agree that the services provided by this Agreement are in addition to general police services provided by the City in the regular course of operating its Police Department.

7. **MISCELLANEOUS:**

- A. This Agreement embodies the entire agreement between the parties with respect to the provision of the Officer. No extension or amendment of this Agreement shall be made or claimed by any party to have any force or effect whatsoever, unless such extension or amendment shall be set forth in writing and signed by all the parties hereto.
- B. This Agreement may be executed in separate counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same Agreement.
- C. Any headings contained in this Agreement are for reference purposes only and shall not in any way affect the meaning or interpretation of this Agreement.
- D. This Agreement shall be governed by and construed in accordance with the internal laws of the State of Illinois, without regard to conflicts of law rules. If any provision of this Agreement is deemed invalid by a court of competent jurisdiction, such invalidation shall not render invalid any other provisions of this Agreement which can be given effect without the invalid provision.
- E. The parties agree that any action brought under or relating to this Agreement shall be brought in the 17th Judicial Circuit, Boone County, Illinois and the parties hereby submit to the jurisdiction of and venue in that Court.

8. **EFFECTIVE DATE:**

This Agreement shall take effect on _____ and shall remain in effect until COSSAP Grant funds are no longer available to fund the Officer. Either party may cancel this Agreement at any time prior to the expiration of the Agreement with sixty (60) days advance written notice of cancellation.

9. NOTICE:

Any notice required or given under this Agreement shall be given in writing and shall either be hand delivered or delivered through the U.S. Mail, postage prepaid, to the recipient at its formal administrative office. Any notice sent to the County shall be addressed the County Board Chair with copies to the County Administrator. Any notice sent to the City shall be addressed to the Mayor with copies to the Chief of Police and the City Attorney. Any notice to Department shall be addressed to the Boone County Health Department Public Health Administrator. Notice shall also be sent to the chair of the Boone County Behavioral Health Task Force.

IN WITNESS WHEREOF, the undersigned duly authorized representatives of the City and the Department have caused this Agreement to be executed.

CITY OF BELVIDERE

COUNTY OF BOONE

By: _____
Mayor

By: _____
Chair

Date: _____

Date: _____

Attest:

Attest:

By: _____
City Clerk

By: _____
County Clerk

Boone County Health Department

By: _____
Administrator

Date: _____

Attest:

By: _____

RESOLUTION #2021-4
A RESOLUTION AUTHORIZING
APPLICATION FOR A FIREFIGHTERS ASSISTANCE GRANT
AND AUTHORIZING THE EXECUTION OF A MEMORANDUM OF
UNDERSTANDING WITH BOONE COUNTY FIRE AGENCIES
TO COOPERATIVELY APPLY FOR AND IMPLEMENT
THE GRANT

IT IS THEREFORE RESOLVED, by the Mayor and City Council of the City of Belvidere as follows:

- 1) The Corporate Authorities of the City of Belvidere Authorize the Fire Chief to apply for the Assistance to Firefighters Grant for the acquisition of Starcom communications equipment with a ten percent (10%) match by the City of Belvidere as set forth in the attached Memorandum of Understanding.
- 2) The Fire Chief is authorized to execute the attached Memorandum of Understanding with Fire Districts 1, 2, 3 and the Capron Rescue agency to cooperatively apply for and implement the grant.

Approved:

Mayor

Attest:

City Clerk

Ayes: .
Nays: .
Absent: .
Approved: .

MEMORANDUM OF UNDERSTANDING
Fiscal Year (FY) 2020 Assistance to Firefighters Grant
Boone County Illinois REGIONAL GRANT APPLICATION

This Memorandum of Understanding ("MOU") sets forth the terms and understanding by and between the Parties identified below regarding applying for and administering a regional FEMA Assistance to Firefighters Grant. This MOU is being entered into by and between the following listed participants (hereinafter referred to collectively as the "Parties" or individually as a "Party"):

Boone County Fire Protection District #1

120 W. Ogden St.
Capron, IL 61012
Chief Greg Holmes

Boone County Fire Protection District #2

1777 Henry Luckow Ln.
Belvidere, IL 61008
Chief Brian Kunce

North Boone Fire Protection District #3

305 W. Grove St.
Poplar Grove, IL 61065
Chief Dan Zaccard

Capron Rescue Squad

15878 Poplar Grove Rd.
Poplar Grove, IL 61065
Chief Jeff Wessel

City of Belvidere

City of Belvidere Fire Department

123 S. State St
Belvidere, IL 61008
Chief Al Hyser

WHEREAS, Section 10 of Article 7 of 1970 Constitution and the Intergovernmental Cooperation Act (5 ILCS 220/1 et seq.) empower units of local government to contract among themselves to share services and exercise, combine, or transfer any powers not prohibited by law; and

WHEREAS, the City of Belvidere (the City) is a home rule unit of government within the meaning of Section 6 of Article VII of the 1970 Constitution of the State of Illinois; and

WHEREAS, the Parties, through the chiefs of their respective fire departments, have formed a working committee and developed a course of action to apply for and administer a potential regional grant under the Department of Homeland Security ("OHS") Federal Emergency Management Agency's ("FEMA") Fiscal Year (FY) 2020 Assistance to Firefighters Grants Program ("AFG"); and

WHEREAS, the Parties have been identified as eligible jurisdictions able to collectively implement the objectives and goals of the AFG program; and

WHEREAS, the City, through its Fire Department, has been selected, through this MOU, to be the host agency to prepare and file a Fiscal Year (FY) 2020 Assistance to Firefighters Grant Application (the "Application") on behalf of the Parties, to administer the potential Fiscal Year (FY) 2020 Assistance to Firefighters Grant program award, and to procure and disburse all equipment purchased under the AFG program award in the event of approval; and

NOW, THEREFORE, in consideration of the mutual terms, conditions, promises, and covenants hereinafter set forth, the Parties agree as follows:

PURPOSE

This MOU establishes the relationship between the Parties in a Regional Fiscal Year (FY) 2020 Assistance to Firefighters Grant Program grant award (the Grant) in the event of approval of the Application.

PROCEDURES

1. The City of Belvidere Fire Department will serve as the host agency to submit the Application and serve as grant administrator for the Parties in the event of approval of the Grant.
2. Pursuant to the AFG program guidelines, all items approved under the Application will be procured and administered through the City of Belvidere Fire Department in the event of approval of the Application.
3. The City of Belvidere Fire Department agrees, as the host agency, to provide accountability for the assets acquired under the regional AFG award and provide reporting requirement deliverables. As such, the Parties agree to provide the City of Belvidere Fire with this information on a timely basis to remain in compliance with the requirements of the grant. Each Party shall own and be responsible for maintenance, replacement and continuing support or licensing for each asset acquired under the Grant and provided to the Party. The City shall not be responsible in any manner for the condition, maintenance, replacement or support for any such asset and any such asset will be tendered in "as is" condition with respect to the City of Belvidere. The City of Belvidere specifically disclaims all warranties, including but not limited to, the warranties of merchantability and fitness for a particular purpose.
4. Each Party agrees to accept the Fiscal Year (FY) 2020 Assistance to Firefighters Grant program award and accept their respective equipment as listed in the Application in the event of approval.
5. Each Party agrees to provide a required cash match in the amount of 10% of the total cost of their requested items as detailed in the Application as required under the regional AFG program guidelines. The required match shall be paid by the Parties within thirty (30) days after receipt of notice from the City of Belvidere Fire Department, and in advance of equipment procurement.
6. The grant award to each Party will be distributed as shown on the attached Appendix "A."

7. In the event of a reduced award, the Parties agree to accept this reduced amount and each Party shall provide a 10% cash match on the total reduced award amount of their approved items.
8. The 10% cash match plus any expenditure beyond the grant award for a Party's approved item(s) remains the sole responsibility of that Party.
9. The Parties agree to allow The City of Belvidere Fire Department to procure and distribute their respective assets, if awarded under the regional AFG program.
10. Each Party agrees to promptly provide any additional documentation to the City of Belvidere Fire Department, as requested, that may be necessary in connection with the grant.
11. Each Party agrees to promptly return to The City of Belvidere Fire Department any equipment or deliverables that are received in error.
12. The Parties will implement this potential collaboration during the one-year period commencing on the effective date of the potential grant award plus any potential grant extension period and grant close-out period. Unless renewed by the Parties, this MOU will expire at the end of the grant period, including the close-out period.
13. The Parties agree to indemnify, defend and hold harmless the City of Belvidere, and its officers, employees and officials from any claim, action, or liability in any way related to the City's service as the host agency, including but not limited to any action or claim by the State of Illinois or the Federal Government relating to the Grant and the Application.
14. This Agreement embodies the entire agreement between the parties with respect to the Grant and the Application. No extension or amendment of this Agreement shall be made or claimed by any party to have any force or effect whatsoever, unless such extension or amendment shall be set forth in writing and signed by all the parties hereto.
15. This Agreement may be executed in separate counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same Agreement.
16. Any headings contained in this Agreement are for reference purposes only and shall not in any way affect the meaning or interpretation of this Agreement.
17. This Agreement shall be governed by and construed in accordance with the internal laws of the State of Illinois, without regard to conflicts of law rules. If any provision of this Agreement is deemed invalid by a court of competent jurisdiction, such invalidation shall not render invalid any other provisions of this Agreement which can be given effect without the invalid provision.
18. Each person signing this Agreement certifies that they have the authority to execute the Agreement and that the Agreement together with all related expenditures and actions has been properly approved by their respective governing bodies.

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Appendix A Equipment Requested and Costs

Fiscal Year (FY) 2020 Assistance to Firefighters Grant Requested Equipment and Costs						
	Boone 1	Boone 2	Boone 3	Capron Rescue	Belvidere Fire	Total
Base	1	2	3	2	2	10
Mobile	3	15	10	4	6	38
Portable	6	11	14	6	14	51
Cost						
>Base	\$ 5,909.48	\$ 11,818.96	\$ 17,728.44	\$ 11,818.96	\$ 11,818.96	\$ 59,094.80
>Mobile	\$20,357.61	\$101,788.05	\$ 67,858.70	\$ 27,143.48	\$ 40,715.22	\$257,863.06
>Portable	\$52,403.76	\$ 96,073.56	\$122,275.44	\$ 52,403.76	\$ 122,275.44	\$445,431.96
Total Dept	\$78,670.85	\$209,680.57	\$207,862.58	\$ 91,366.20	\$ 174,809.62	\$762,389.82
Cost Share	\$ 7,867.09	\$ 20,968.06	\$ 20,786.26	\$ 9,136.62	\$ 17,480.96	\$ 76,238.98
Percent	10.3%	27.5%	27.3%	12.0%	22.9%	100.0%

The purpose of the grant is to move dispatch communications from VHF to Starcom (analog to digital) to improve reliability, redundancy, and interoperability.

Base = Motorola APX4500 ENHANCED 7/800 MHZ MOBILE Radio for the stations.

Mobile = Motorola APX6500 ENHANCED 7/800 MHZ MOBILE Radio for the apparatus.

Portable = Motorola APX8000XE for the company officers and chiefs.

Prices are state bid and not vendor dependent. Motorola is our trusted service provider in the county.

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MEMORANDUM OF UNDERSTANDING
Fiscal Year (FY) 2020 Assistance to Firefighters Grant
Boone County Illinois REGIONAL GRANT APPLICATION

SIGNATURE PAGE:

Boone County Fire Protection District #1
Chief Greg Holmes

Signature Date:

Boone County Fire Protection District #2
Chief Brian Kunce

Signature Date:

North Boone Fire Protection District #3
Chief Dan Zaccard

Signature Date:

Capron Rescue Squad
Chief Jeff Wessel

Signature Date:

City of Belvidere Fire Department
Chief Al Hyser

Signature Date: