

State of Illinois) SS
Belvidere, Illinois)

BELVIDERE CITY COUNCIL
REGULAR MEETING
AGENDA

March 18, 2019

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 of the regular meeting of the Belvidere City Council of
March 4, 2019; as presented.

(5) Public Hearing: None.

(6) Special Messages and Proclamations:

(7) Approval of Expenditures: General & Special Funds: \$1,287,368.84
Water & Sewer Funds: \$ 521,734.19

(8) Committee Reports and Minutes of City Officers:

(A) Belvidere Police Department Overtime Report of February 26, 2019 through
March 11, 2019.

(B) Belvidere Fire Department Overtime Report of February 16, 2019 and
February 26, 2019 and February 27, 2019 through March 12, 2019.

(C) Monthly Report of Community Development/Planning Department for
February 2019.

(D) Monthly Report of Building Department Revenues for February 2019.

(E) Monthly Treasurer's Report for February 2019.

(F) Monthly General Fund Report for February 2019.

(G) Monthly Water/Sewer Fund Report for February 2019.

(H) Minutes of City-County Coordinating Committee of February 13, 2019.

(I) Minutes of Planning and Zoning Commission of March 12, 2019.

(J) Minutes of Committee of the Whole – Building, Planning and Zoning and
Public Works of March 11, 2019.

(9) Unfinished Business:

- (A) Ord. #443H – 2nd Reading: An Ordinance Amending Section 114-404 (b) of the Belvidere Municipal Code to Modify Sewer Rates.

Tabled February 4, 2019

(10) New Business:

- (A) Ord. #446H – 1st Reading: An Ordinance Budgeting for all corporate purposes for the City of Belvidere, Boone County, Illinois for the fiscal year beginning May 1, 2019 and ending April 30, 2020.
- (B) Ord. #447H – 1st Reading: An Ordinance Granting a Special Use to Allow Indoor Commercial Entertainment (Bar with Video Gaming) within the PB, Planned Business District (982 Belvidere Road).
- (C) Ord. #448H – 1st Reading: An Ordinance Granting a Special Use to Allow Indoor Commercial Entertainment (Event Center) within the NO, Neighborhood Office District (1550 Pearl Street).
- (D) Ord. #449H – 1st Reading: An Ordinance Granting a Special Use to Allow Outdoor Commercial Entertainment (Beer Garden) within the CB, Central Business District (622 South State Street).
- (E) Ord. #450H – 1st Reading: An Ordinance Approving a Replat Titled Plat 3 of Townhall Industrial Park.
- (F) Res. #2090-2019: A Resolution Directing the Planning Department to Publish the Zoning Map of the City of Belvidere.
- (G) Res. #2091-2019: A Resolution Authorizing the Execution of a Real Estate Purchase Agreement between the City of Belvidere and Belvidere Bank and Trust as Trustee of Trust No. 1236 and Gerald Rowe.
- (H) Res. #2092-2019: A Resolution Re-Authorizing the Execution of an Intergovernmental Agreement for the Creation of the Northern Illinois Land Bank Authority which was Previously Approved by Resolution #2085-2018.
- (I) Res. #2093-2019: A Resolution Appointing John Wolf as a Trustee to the Northern Illinois Land Bank Authority.

Motions forwarded from City-County Coordinating Committee of February 13, 2019:
Motions Co-Chairman Snow:

- (A) Motion to approve PDC Laboratories invoice #19349111 in the amount of \$8,265.97 with a 50/50 split with the City of Belvidere.
- (B) Motion to approve PDC Laboratories invoice #19330537 in the amount of \$168.13 with a 50/50 split with the City of Belvidere.

Motions forwarded from Committee of the Whole – Building, Planning and Zoning and Public Works of March 11, 2019.

Motions of Building, Planning and Zoning –Chairman Snow or Vice Chairman Sanderson:

- (A) Motion to consent and approve the appointment of Mr. Kip Countryman as the Director of Buildings for the City of Belvidere as outlined in the Mayor's memo of March 4, 2019.

Motion of Public Works: – Chairman Brooks or Vice Chairman Stevens:

- (B) Motion to approve the purchase of fecal coliform testing equipment from IDEXX Laboratories in the amount of \$6,880.01 (includes four year extended warranty). This equipment will be paid for from line item #61-5-820-6812.
- (C) Motion to approve the proposal from Strand Associates, at a cost not-to-exceed \$9,100 for the southeast side water model update. This work will be paid for from line item #61-5-810-6040.
- (D) Motion to approve the proposal from Bonnell Industries, in the amount of \$44,807 to furnish and install a Stellar Shuttle 84-10 Flex hook lift system on Truck #79 (Ford F550 chassis), including Duraclass dump body and chipper box.
- (E) Motion to enter into an agreement with Lakeland Biologists for the 2019 Farmington Ponds Maintenance Program at an estimated cost of \$15,100 based on their proposal dated March 5, 2019. This work will be paid for from the Farmington Ponds Special Service Areas.
- (F) Motion to approve the low bid from Globe Construction in the amount of \$57,180 for the city's annual sidewalk program. The unit prices are \$10.45/sf for removal and replacement of 4" sidewalk and \$8.80/sf for removal and replacement of 6" sidewalk. This work will be paid for from line item #01-5-310-6003.
- (G) Motion to approve the low bid from Trees "R" Us, in the amount of \$54,600 for tree work from May 1, 2019 to April 30, 2020 for the City of Belvidere. This work will be paid for from Forestry Funds.
- (H) Motion to approve the low bid from Lawn Maintenance Services, in the amount of \$400 per mowing for the mowing of Water Department Sites. This work will be paid from Water Department line item #61-5-810-6040.
- (I) Motion to approve the low bid from Lawn Maintenance Services, in the amount of \$480 per mowing, for the mowing of the Public Works Sites. This work will be paid from Street Department line item #01-5-310-6002.

(J) Motion to approve the low bid from Lawn Maintenance Services, in the amount of \$270 per mowing for the Farmington Ponds. This work will be paid from the Farmington Pond Maintenance Fund.

(K) Motion to approve the low bid from LawnCare by Walter, in the amount of \$23,721 for the 2019 Landscape Maintenance Program. This work will be paid for from Street Department line items #01-5-310-6002 and #01-5-310-6826.

(11) Adjournment:

State of Illinois SS
Belvidere, Illinois

**Belvidere City Council
Regular Session
Minutes**

Date: March 4, 2019

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

Call to order by Mayor Chamberlain.

- (1) Roll Call: Present: M. Borowicz, G. Crawford, T. Porter, T. Ratcliffe,
M. Sanderson, D. Snow and C. Stevens.
Absent: R. Brooks, W. Frank and M. Freeman.

Other staff members in attendance:

Budget and Finance Director Becky Tobin, Building Director Lesa Morelock,
Public Works Director Brent Anderson, Community Development Planner Gina DelRose,
Fire Chief Hyser, Police Chief Woody, City Attorney Drella and City Clerk Arco.

- (2) Pledge of Allegiance:
Invocation:

- (3) Public Comment:

- (4) Approval of Minutes:

(A) Approval of minutes of the regular meeting of the Belvidere City Council of
February 18, 2019; as presented.

Motion by Ald. Crawford, 2nd by Ald. Porter to approve the minutes of the regular
meeting of the Belvidere City Council of February 18, 2019. Roll Call Vote: 6/0/1 in
favor. Ayes: Crawford, Porter, Ratcliffe, Sanderson, Snow and Stevens. Nays: None.
Abstain: Borowicz. Motion carried.

- (5) Public Hearing: None.

- (6) Special Messages: Mayor Chamberlain reported the Belvidere Area Chamber of
Commerce dinner will be held March 7, 2019.

(7) Approval of Expenditures: None.

(8) Committee Reports & Minutes of City Officers:

- (A) Belvidere Police Department Overtime Report of February 12, 2019 through February 25, 2019.
- (B) Belvidere Fire Department Overtime Report of February 13, 2019 through February 26, 2019.

Let the record show these reports were placed on file.

- (C) Minutes of Committee of the Whole – Public Safety and Finance and Personnel of February 25, 2019.

Motion by Ald. Crawford, 2nd by Ald. Borowicz to approve the minutes of Committee of the Whole – Public Safety and Finance and Personnel of February 25, 2019.

Roll Call Vote: 7/0 in favor. Ayes: Crawford, Porter, Ratcliffe, Sanderson, Snow, Stevens and Borowicz. Nays: None. Motion carried.

(9) Unfinished Business:

- (A) Ord. #443H – 2nd Reading: An Ordinance Amending Section 114-404 (b) of the Belvidere Municipal Code to Modify Sewer Rates.

Tabled February 4, 2019.

(10) New Business:

Motions forwarded from Committee of the Whole – Public Safety and Finance and Personnel of February 25, 2019.

- (A) Motion to approve a one year extension for the Special Use for CCSIP Properties Inc. – Iron and Coal. Roll Call Vote: 7/0 in favor. Ayes: Porter, Ratcliffe, Sanderson, Snow, Stevens, Borowicz and Crawford. Nays: None. Motion carried.

- (B) Motion to approve a one year extension for the Special Use for CCSIP Properties Inc. – Car Wash. Roll Call Vote: 7/0 in favor. Ayes: Ratcliffe, Sanderson, Snow, Stevens, Borowicz, Crawford and Porter. Nays: None. Motion carried.

- (C) Motion to approve a one year extension for the Special Use for Anderson Funeral & Cremation Services. Roll Call Vote: 7/0 in favor. Ayes: Sanderson, Snow, Stevens, Borowicz, Crawford, Porter and Ratcliffe. Nays: None. Motion carried.

(D) Motion to accept the \$500 donation from Firehouse Magazine for the Belvidere Fire Department. Roll Call Vote: 7/0 in favor. Ayes: Snow, Stevens, Borowicz, Crawford, Porter, Ratcliffe and Sanderson. Nays: None. Motion carried.

(11) Adjournment:

Motion by Ald. Sanderson, 2nd by Ald. Crawford to adjourn the meeting at 7:08 p.m. Aye voice vote carried. Motion carried.

_____ Mayor

Attest: _____ City Clerk

Bills Payable Summary
March 18, 2019

General Fund:	\$1,124,764.59
Envision Healthcare (JE)	\$ 29,048.49
Special Funds:	
MFT	\$ 58,961.01
Farmington Ponds SSA#3	\$ 44.59
Capital	\$ 74,550.16
Total General & Special Funds:	\$ 1,287,368.84
Water & Sewer:	\$ 521,734.19
Total of all Funds:	\$ 1,809,103.03

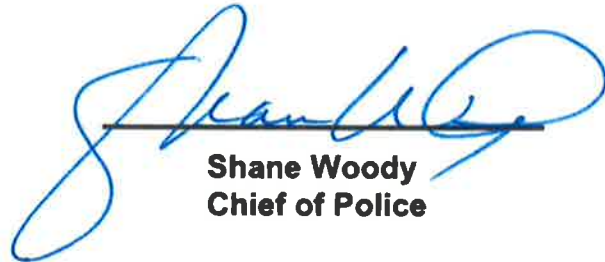
Belvidere Police Department Payroll Report

Dept: 1790

3/12/2019

For Overtime Incurred between 2/26/19 and 3/11/19

Last Name:	Employee ID:	Total Hours:	Total Overtime Pay:
Ball	00739	11	\$612.65
Bell	00813	7	\$389.87
Berillo	00941	10.5	\$477.70
Bird	00793	9	\$501.26
Blankenship	00729	2	\$111.39
Brox	00963	8.5	\$403.41
Davenport	00935	15	\$682.43
Delavan	00848	1.25	\$69.62
Derry	00816	11.25	\$626.57
Kaplan	00858	5	\$278.48
King	00868	4	\$206.40
Kirk	00888	0.5	\$25.80
Korn	00989	3	\$126.23
Moore	00707	10	\$556.95
Parker,B	00686	23	\$1,280.99
Washburn	00784	9	\$561.47
Worley	00992	10	\$420.75
Totals:		140	\$7,331.93



Shane Woody
Chief of Police

Belvidere Fire Department

Overtime Report

Date Between {02/16/2019} And {02/16/2019} and

Staff ID = "00556"

Activity Type

Hours Wkd

Date	Time	Incident	Pay Type	Hours Wkd	Hrs Paid	Pay
00556		Wilcox, Craig A				
02/16/2019	08:30		OT SPD Special Detail	3.00	3.00	133.74
Staff Member Totals:				3.00	3.00	133.74
All Staff Member Totals:				3.00	3.00	133.74

Types: F=Fire, M=EMS/Medical, R=Rescue, O=Other

Belvidere Fire Department

Overtime Report

Date Between {02/26/2019} And {02/26/2019} and

Staff ID In "00828","00809"

Date	Time	Incident	Pay Type	Activity Type	Hours Wkd	Hrs Paid	Pay
00809 Drall, Dan C							
02/26/2019	08:00		OT	TRO Officer Training	7.00	7.00	268.73
Staff Member Totals:					7.00	7.00	268.73
00828 Letourneau, Chris R							
02/26/2019	08:00		OT	TRO Officer Training	7.00	7.00	310.52
Staff Member Totals:					7.00	7.00	310.52
All Staff Member Totals:					14.00	14.00	579.25

Types: F=Fire, M=EMS/Medical, R=Rescue, O=Other

Belvidere Fire Department
Overtime Report
Date Between {02/27/2019} And {03/12/2019}

Date	Time	Incident	Pay Type	Activity Type	Hours Wkd	Hrs Paid	Pay
00866 Beck, Mark E							
03/05/2019	08:00		OT	IN Inspection Bureau	5.50	5.50	213.23
03/05/2019	19:30		OT	SCS Shift Coverage for Sick	11.50	11.50	445.85
03/08/2019	09:15		OT	MV Vehicle Maintenance	1.25	2.00	77.54
03/10/2019	07:00		OT	SCSE Shift Coverage for	24.00	24.00	930.48
Staff Member Totals:					42.25	43.00	1667.11
00787 Cunningham, Chad L							
03/05/2019	07:30		OT	SPD Special Detail	7.00	7.00	312.06
Staff Member Totals:					7.00	7.00	312.06
00966 Ellwanger, Adam A							
03/08/2019	09:15		OT	MV Vehicle Maintenance	1.25	2.00	64.42
03/08/2019	15:00		OT	SCU Shift Coverage for	1.00	2.00	64.42
03/11/2019	07:00		OT	SCU Shift Coverage for	10.50	2.50	80.52
Staff Member Totals:					12.75	6.50	209.36
01029 Erber, Joe D.							
03/12/2019	09:00		OT	TRM EMS Training	3.00	3.00	80.16
Staff Member Totals:					3.00	3.00	80.16
00971 Heiser, B. Donald							
03/02/2019	07:00		OT	TRTM TEMS Training	5.00	5.00	161.05
03/06/2019	18:00		OT	TRTM TEMS Training	3.00	3.00	96.63
Staff Member Totals:					8.00	8.00	257.68
00881 Kriebs, James J							
03/02/2019	07:00		OT	TRTM TEMS Training	4.50	4.50	173.61
Staff Member Totals:					4.50	4.50	173.61
00993 Mead, Stephen C.							
02/27/2019	09:00		OT	TREP Initial Paramedic	7.00	7.00	196.98
03/01/2019	07:30		OT	TREP Initial Paramedic	8.00	0.00	0.00
03/02/2019	07:30		OT	TREP Initial Paramedic	8.00	8.00	225.12
03/04/2019	09:00		OT	TREP Initial Paramedic	7.00	7.00	196.98
03/04/2019	17:30		OT	TRD Dive/Water Rescue	1.50	2.00	56.28
03/05/2019	09:30		OT	TREP Initial Paramedic	5.50	5.50	154.77
03/07/2019	07:45		OT	TREP Initial Paramedic	7.50	7.50	211.05
03/11/2019	09:00		OT	TREP Initial Paramedic	7.00	7.00	196.98
Staff Member Totals:					51.50	44.00	1238.16
00755 Oates, Joshua A							
03/06/2019	18:00		OT	TRTM TEMS Training	3.00	3.00	115.17
Staff Member Totals:					3.00	3.00	115.17
00958 Pavlatos, Gregory R							
03/06/2019	18:00		OT	TRTM TEMS Training	3.00	3.00	95.67
Staff Member Totals:					3.00	3.00	95.67

Belvidere Fire Department

Overtime Report

Date Between {02/27/2019} And {03/12/2019}

Date	Time	Incident	Pay Type	Activity Type	Hours Wkd	Hrs Paid	Pay
00852 Schadle, Shawn W							
03/08/2019	13:00		OT	ADD Administrative Duties	3.50	3.50	162.82
03/10/2019	13:00		OT	ADD Administrative Duties	3.50	3.50	162.82
Staff Member Totals:					7.00	7.00	325.64
00969 Tangye, Travis N							
02/28/2019	07:30		OT	IN Inspection Bureau	8.00	0.00	0.00
Staff Member Totals:					8.00	0.00	0.00
00556 Wilcox, Craig A							
03/04/2019	17:30		OT	TRD Dive/Water Rescue	1.50	2.00	89.16
03/12/2019	07:00		OT	SCU Shift Coverage for	24.00	24.00	1069.92
Staff Member Totals:					25.50	26.00	1159.08
All Staff Member Totals:					175.50	155.00	5,633.70

Types: F=Fire, M=EMS/Medical, R=Rescue, O=Other

BELVIDERE

Community Development Department Planning Department

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

February 2019 Monthly Report

Number	Project	Description	Processed
Belvidere Projects			
1	Cases: October	Beverly Materials (Plote), SU, 4654 Townhall Rd	09/10/2018
0	Cases: February	None	
5	Cases: March	Crombie, SU, 982 Belvidere Road	02/01/2019
		Crombie, SU, 1550 Pearl Street	02/01/2019
		Crombie, VAR, 622 S. State Street	02/01/2019
		Crombie, SU, 622 S. State Street	02/01/2019
		Lindenberg, RP, Townhall Industrial Park	02/19/2019
2	Annexation	Plote, 4654 Townhall Road	
		Plote, Irene Rd and US Route 20	
0	Temporary Uses	None	
2	Site Plans (New/Revised)	128 W. Hurlbut Avenue	02/07/2019
		203 Kishwaukee Street	02/07/2019
0	Final Inspection	None	
0	Downtown Overlay Review	None	
0	Prepared Zoning Verification Letters	None	
0	Issued Address Letters	None	
	Belvidere Historic Preservation Commission	The Commission continued planning their spring awards program and began planning their fall fundraiser. Staff ordered landmark plaques, awards and has been in communication with the Historic US Route 20 Association regarding tourism and marketing options.	
	Heritage Days	Began to sign up vendors, prepare schedules, organize blood drive and meet with other organizers	
	Hometown Christmas	None	
Poplar Grove Projects			
1	Cases: February	Crombie, SU, 13561 Julie Drive	01/28/2019
1	Cases: March	Straw, SU, 5445 IL Rte 173	02/27/2019
0	Issued Address Letters	None	
2	Prepared Zoning Verification Letters	478 S. State Street (eastern parcel)	02/20/2019
		478 S. State Street (western parcel)	02/20/2019

Planning Monthly Report Cont.

Scanned Plats: E-mail, Print and/or Burn

1	Recorder's Office	
1	Other Department	
0	General Public	None

Census	Completed BAS updates
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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, boards

Prepare deposits and purchase orders for bill payments

Continue meeting with RMAP regarding planning activities



City of Belvidere Building Department Revenues



February 2019

Total Permits Issued	21	
Total Value of Construction		\$137,687.00
Building Fees	21	\$1,260.00
Electric Permit Fees	9	\$243.00
Plumbing Permit Fees	1	\$65.00
HVAC Permit Fees	0	\$0.00
Insulation Permit Fees	1	\$20.00
Plan Review Fees	0	\$0.00
Zoning Review Fees	2	\$50.00
Pool Permit Fees	0	\$0.00
Sign Permit Fees	2	\$85.00
Fence Permit Fees	0	\$0.00
SW, DW, & GR Fees	0	\$0.00
Reinspection/Misc	0	\$0.00
Total Permit Income		\$1,723.00
Enterprise Zone Discount		\$0.00
Total Permit Fees		\$1,723.00
Break Down of Commercial vs. Residential Income		
Commercial / Industrial Income	4	\$415.00
Residential Income	17	\$1,308.00
		Value
Multi Family	0	\$0.00
Single Family Residence	0	\$0.00
Commercial / Industrial	4	\$4,900.00
Other Residential	17	\$132,787.00

February 2019 Building Permits Report

Permit #	Date	Street Name	Zone Dist.	Value	Construction Type	Plumbing			HVAC			Signage			SWM/OW			Total Deposit
						Building Fee	Electric Fee	Fee	Review Fee	MS Fee	Review Fee	Sign Fee	Hook Fee	Amount Paid	EQ Discount	Total Fee		
4972-0212419	02/04/19	1900	S14	\$20,790.00	solar panels	\$35.00	\$28.00							\$53.00		\$53.00	\$53.00	
4979-0131119	02/04/19	612	S14	\$8,185.00	solar panels	\$25.00	\$28.00							\$53.00		\$53.00	\$53.00	
4980-0201119	02/04/19	501	S14	\$24,348.00	solar panels	\$25.00	\$28.00							\$53.00		\$53.00	\$53.00	
4984-020419	02/04/19	1908	S14	\$1,788.00	windows	\$65.00								\$65.00		\$65.00	\$65.00	
4985-020419	02/04/19	916	S14	\$0.00	renew perm/renov	\$50.00								\$50.00		\$50.00	\$50.00	
4989-020519	02/05/19	203	S14	\$0.00	submittal	\$100.00								\$100.00		\$100.00	\$100.00	
4990-020519	02/05/19	128	W	\$0.00	submittal	\$100.00								\$100.00		\$100.00	\$100.00	
4988-020519	02/05/19	1507	S14	\$500.00	exc work	\$25.00	\$30.00							\$55.00		\$55.00	\$55.00	
4996-0211119	02/11/19	4157	S14	\$1,500.00	int wall	\$65.00								\$65.00		\$65.00	\$65.00	
4981-020419	02/12/19	2211	S14	\$4,183.00	windows	\$110.00								\$110.00		\$110.00	\$110.00	
4982-020419	02/12/19	1025	S14	\$1,443.00	windows	\$95.00								\$95.00		\$95.00	\$95.00	
4983-020419	02/12/19	807	S14	\$4,180.00	windows	\$110.00								\$110.00		\$110.00	\$110.00	
5000-021519	02/15/19	1023	S14	\$4,140.00	renov/windows	\$110.00	\$20.00							\$130.00		\$130.00	\$130.00	
4999-021419	02/18/19	2030	N	\$1,400.00	signs	\$25.00	\$25.00			\$25.00	\$60.00			\$135.00		\$135.00	\$135.00	
5004-021819	02/18/19	800	S14	\$1,500.00	svc for meter	\$25.00								\$90.00		\$90.00	\$90.00	
4998-021219	02/19/19	315	S14	\$13,187.00	solar panels	\$25.00	\$25.00							\$50.00		\$50.00	\$50.00	
4977-012919	02/21/19	105	CS	\$800.00	sign	\$100.00					\$25.00			\$125.00		\$125.00	\$125.00	
5008-022519	02/25/19	1912	P18	\$500.00	renew perm/signs	\$50.00								\$50.00		\$50.00	\$50.00	
5010-022519	02/25/19	3902	MS1L	\$2,500.00	windows	\$80.00								\$80.00		\$80.00	\$80.00	
5009-022519	02/28/19	1905	S14	\$4,316.00	solar panels	\$25.00	\$25.00							\$50.00		\$50.00	\$50.00	
5012-022819	02/28/19	2835	S14	\$13,187.00	solar panels	\$25.00	\$25.00							\$50.00		\$50.00	\$50.00	
						\$1,360.00	\$248.00	\$65.00	\$6.00	\$28.00	\$0.00	\$50.00	\$85.00	\$0.00	\$1,723.00	\$0.00	\$1,723.00	\$1,723.00
						\$187,887.00												

Commercial Permits February 2019

Permit	Date	#	Dr	Street Name	Zone	Value	Construction	Building	Electric	Plumbing	HVAC	INSJ	Review	Zone	Sign	Fence	SW&DW	Paid	EZ Discount	Total Fee	Total Dep
4999-021419	02/18/19	2030	N	State St	GB	\$1,400.00	signs	\$25.00	\$25.00					\$25.00	\$60.00	\$60.00		\$135.00		\$135.00	\$135.00
4977-012919	02/21/19	105		Buchanan	CB	\$500.00	sign	\$100.00						\$25.00	\$25.00			\$150.00		\$150.00	\$150.00
5008-022519	02/25/19	1912		Gateway Ctr Dr	PB	\$500.00	renew pmt signs	\$50.00										\$50.00		\$50.00	\$50.00
5010-022519	02/25/19	3902		Greenspire Ct	MIRBL	\$2,500.00	windows	\$80.00						\$50.00	\$85.00	\$85.00	\$0.00	\$80.00	\$0.00	\$80.00	\$80.00
						\$4,900.00		\$255.00	\$25.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00	\$85.00	\$85.00	\$0.00	\$415.00	\$0.00	\$415.00	\$415.00

Residential Permits February 2019

Permit #	Date	Address	Dir	Street Name	ZONE	Value	Construction	BLDG	Electric	Plumbg	HVAC	INSL	Review	Zoning	Fence	SW&DW	Total Fee	Total Deposit
4972-012419	02/04/19	1900		Carly Ln	SR4	\$20,790.00	solar panels	\$25.00	\$28.00								\$53.00	\$53.00
4979-013119	02/04/19	612		Riverbend Rd	SR4	\$31,185.00	solar panels	\$25.00	\$28.00								\$53.00	\$53.00
4980-020119	02/04/19	501		Indian Dancer	SR4	\$24,948.00	solar panels	\$25.00	\$28.00								\$53.00	\$53.00
4984-020419	02/04/19	1908		Chamberlain St	SR4	\$1,758.00	windows	\$65.00									\$65.00	\$65.00
4985-020419	02/04/19	916		Nettie St	SR6	\$0.00	renew pmt remdl	\$50.00									\$50.00	\$50.00
4989-020519	02/05/19	203		Kishwaukee	SR6	\$0.00	submittal	\$100.00									\$100.00	\$100.00
4990-020519	02/05/19	128	W	Hurlbut	SR6	\$0.00	submittal	\$100.00									\$100.00	\$100.00
4988-020519	02/05/19	1507		Garfield	SR6	\$500.00	svc upgr	\$25.00	\$30.00								\$55.00	\$55.00
4996-021119	02/11/19	4157		Hubbard Tr	SR4	\$1,500.00	int wall	\$65.00									\$65.00	\$65.00
4981-020419	02/12/19	2211		Oakbrook Dr	SR4	\$4,183.00	windows	\$110.00									\$110.00	\$110.00
4982-020419	02/12/19	1025		Whitney	SR6	\$3,443.00	windows	\$95.00									\$95.00	\$95.00
4983-020419	02/12/19	807		Allen	SR6	\$4,190.00	windows	\$110.00									\$110.00	\$110.00
5000-021519	02/15/19	1023		Caswell	SR6	\$4,140.00	renov,windows	\$110.00	\$29.00			\$20.00					\$159.00	\$159.00
5004-021819	02/18/19	800		5th Ave	SR6	\$1,500.00	svc for meter	\$25.00		\$65.00							\$90.00	\$90.00
4998-021219	02/19/19	315		Channing	SR6	\$13,167.00	solar panels	\$25.00	\$25.00								\$50.00	\$50.00
5009-022519	02/28/19	1905		Southwick Ln	SR4	\$8,316.00	solar panels	\$25.00	\$25.00								\$50.00	\$50.00
5012-022819	02/28/19	2835		Huntington Dr	SR4	\$13,167.00	solar panels	\$25.00	\$25.00								\$50.00	\$50.00
\$132,787.00																	\$1,308.00	\$1,308.00

MONTHLY TREASURER'S REPORT

		Activity for the month of:			February 2019			
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	11,692,314.76	1,065,957.86	1,056,003.11		11,702,169.51	15,266.76	11,717,436.27
Forestry	01	(329,735.75)	0.00	0.00		(329,735.75)		(329,735.75)
Landfill	01	(26,885.13)	0.00	0.00		(26,885.13)		(26,885.13)
I/M R F / Soc Sec	01	(100,733.02)	13,454.20	37,898.43		(125,177.25)		(125,177.25)
Community Dev Fund	01	(1,062,852.71)	19,810.70	36,277.25		(1,079,319.26)		(1,079,319.26)
Liability Insurance	01	(1,384,978.11)	0.00	4,296.00		(1,389,274.11)		(1,389,274.11)
General Fund	01	8,787,130.04	1,099,122.76	1,134,474.79	0.00	8,751,778.01	15,266.76	8,767,044.77
Motor Fuel Tax	10	369,656.88	56,138.14	23,914.06		401,880.76		401,880.76
Kishwaukee TIF	13	18,337.38	0.00	0.00		18,337.38	(69,546.02)	(51,208.64)
Kishwaukee 2 TIF	15	4,914.77	0.00	0.00		4,914.77		4,914.77
Special Service Area 2	16	9,406.51	0.00	0.00		9,406.51		9,406.51
Special Service Area 3	17	1,432.27	0.00	57.60		1,432.27		1,432.27
Capital Projects - general								
Utility Tax Fund	41	0.00	0.00	0.00		0.00		0.00
Public Improvement	41	(30,120.64)	5.13	6,937.13		(37,052.64)		(37,052.64)
Capital Fund (752)	41	772,423.21	99,381.49	195,043.05		676,761.65		676,761.65
State Street Bridge	41	56,117.81	0.00	0.00		56,117.81		56,117.81
Capital Projects	41	798,420.38	99,386.62	201,980.18	0.00	695,826.82	0.00	695,826.82
W/S General Admin	61	75,633.08	99,037.00	99,037.00		75,633.08		75,633.08
Water - operations	61	472,351.89	210,459.79	170,109.64	2,824.46	515,026.50		515,026.50
W / S - bond proceeds	61	0.00	0.00	0.00		0.00		0.00
W / S - bond payments	61	88,780.19	16,100.04	0.00		104,880.23		104,880.23
W / S - bond reserves	61	244,978.08	219.98	0.00		245,198.06		245,198.06
Sewer - operations	61	1,171,836.42	214,750.67	732,923.66	2,824.47	656,087.90		656,087.90
W/S Cap Imprv (Depr) 04-09	61	685,436.12	27,208.09	58,923.50		653,720.71		653,720.71
W/S Connection/Agr Fees 05-10	61	2,710,810.46	502,142.52	0.00		3,212,952.98		3,212,952.98
Sewer Plant Equip Repl 06-08	61	955,325.72	541,476.55	779,458.82		718,343.65		718,343.65
Water / Sewer Fund	61	6,404,951.96	1,611,394.64	1,839,752.42	5,248.93	6,181,843.11	0.00	6,181,843.11
Escrow	91	489,759.23	15,445.09	0.00		505,204.32		505,204.32
TOTAL		16,884,066.82	2,881,487.25	3,200,179.05	5,248.93	16,570,623.95	54,279.26	16,516,344.69

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	328,677.47	1,764,582.12	6,658,518.42		8,751,778.01	15,266.76	8,767,044.77
Motor Fuel Tax	10	34,041.33	367,839.43			401,880.76		401,880.76
Kishwaukee TIF	13	18,337.38	0.00			18,337.38	(69,546.02)	(51,208.64)
Kishwaukee 2 TIF	15	4,914.77	0.00			4,914.77		4,914.77
Sp Srv Areas #2 Farmington	16	9,406.51	0.00			9,406.51		9,406.51
Sp Srv Areas #3 Farmington	17	1,432.27	0.00			1,432.27		1,432.27
Capital Projects	41	97,675.90	90,065.82	508,085.10		695,826.82		695,826.82
Water / Sewer Fund	61	259,507.71	135,164.81	5,787,170.59		6,181,843.11		6,181,843.11
Escrow	91	132,954.39	372,249.93	0.00		505,204.32		505,204.32
TOTAL		886,947.73	2,729,902.11	12,953,774.11	0.00	16,570,623.95	(54,279.26)	16,516,344.69
Fire Department 2% Fund	19	9,044.59	47,140.21			56,184.80		56,184.80
Seized Vehicles		5,617.74				5,617.74		5,617.74
Drug Operations		63,492.97				63,492.97		63,492.97
State Asset Forfeiture		61,361.80				61,361.80		61,361.80
Federal Forfeiture		115,419.48				115,419.48		115,419.48
Auction		37,662.69				37,662.69		37,662.69
Metro Narcotics		10,399.66				10,399.66		10,399.66
Metro Narcotics OAF		861.00				861.00		861.00
Belvidere OAF		508.50				508.50		508.50
TOTAL POLICE FUNDS as of Jan. 2019		295,323.84				295,323.84		295,323.84

INCOME STATEMENT FOR THE GENERAL FUND

				Through	February	2019	
	Account #	Actual FY 17	Actual FY 18	Month of February	YTD Actual for FY 19	Budget FY 19	83% of budget
General Administration							
RE Property Tax	01-4-110-4010	1,843,251.00	1,759,868.97	0.00	1,773,398.86	1,769,385	100%
Hotel / Motel Tax	01-4-110-4011	2,748.68	2,579.99	0.00	2,947.88	3,356	88%
Auto Rental Tax	01-4-110-4012	6,418.98	6,794.30	694.70	6,197.03	6,480	96%
Muni Infrastructure Maint	01-4-110-4013	150,224.37	131,450.51	9,176.30	96,790.55	142,800	68%
State Income Tax	01-4-110-4100	2,436,019.36	2,710,100.59	255,384.27	2,083,253.72	2,451,043	85%
Muni Sales Tax	01-4-110-4110	3,310,595.26	3,427,287.63	292,572.22	3,028,914.11	3,471,350	87%
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	625,105.54	663,704.70	76,463.19	610,373.86	672,885	91%
Local Motor Fuel Tax	01-4-110-4113	0.00	0.00	44,059.00	251,759.61	0	0%
Replacement Tax	01-4-110-4120	534,532.21	433,270.17	0.00	319,997.63	505,727	63%
Repl Tax Dist to Pensions	01-4-110-4121	(264,958.00)	(260,246.00)	0.00	(75,000.00)	(268,051)	28%
State Grants	01-4-110-4150	0.00	0.00	0.00	2,270.00	0	0%
Grants (NDevelopment)	01-4-110-4151	0.00	0.00	0.00	0.00	0	0%
Business License	01-4-110-4200	15,870.00	15,340.00	265.00	12,960.00	17,850	73%
Liquor License & Fines	01-4-110-4210	104,050.00	157,450.00	0.00	169,400.00	114,700	148%
Amusement Machine	01-4-110-4230	8,400.00	9,800.00	0.00	60,800.00	10,300	590%
Court Fines	01-4-110-4400	269,744.37	326,213.98	18,764.05	285,708.59	313,271	91%
Parking Fines	01-4-110-4410	5,743.12	12,731.00	7,325.00	20,069.00	5,975	336%
Seized Vehicle Fee	01-4-110-4420	57,900.00	90,450.00	3,300.00	59,700.00	79,200	75%
Engr Fees-Subdivision	01-4-110-4430	14,005.00	0.00	0.00	0.00	20,000	0%
Video Gambling	01-4-110-4440	229,469.55	279,016.24	30,887.49	291,808.98	273,600	107%
Franchise Fees	01-4-110-4450	270,606.66	279,541.15	69,682.44	333,905.39	282,795	118%
Comcast Fees	01-4-110-4455	19,662.65	2,160.90	0.00	0.00	0	0%
Death/Birth Certificates	01-4-110-4460	20,255.00	18,818.00	944.00	16,818.00	18,379	92%
Accident/Fire Reports	01-4-110-4470	4,258.85	6,060.00	475.00	5,398.00	5,370	101%
Annexation/Plat Fees	01-4-110-4471	0.00	0.00	0.00	0.00	20,000	0%
Tipping Fees	01-4-110-4472	66,634.64	83,373.68	1,715.72	68,365.06	84,500	81%
Fuel Charges (outside vendors)	01-4-110-4550	0.00	211,852.37	13,080.11	180,021.55	245,876	73%
Interest Income	01-4-110-4600	39,813.97	55,202.89	13,348.31	109,914.91	74,750	147%
Misc Revenues	01-4-110-4900	26,134.26	13,512.51	980.00	17,416.17	26,700	65%
Heritage Days	01-4-110-4901	53,386.00	88,700.24	1,980.00	79,595.98	0	0%
Historic Pres. Fund Raising	01-4-110-4902	160.00	8,115.00	0.00	4,497.07	0	0%
Historic Pres. Grant Reimb.	01-4-110-4903	9,052.56	0.00	0.00	16,288.89	0	0%
Operating Transfer in (Reserve)	01-4-110-9998	1,026,870.07	22,510.55	0.00	0.00	676,844	0%
Total General Administration Revenues		10,885,954.10	10,555,659.37	841,096.80	9,833,570.84	11,025,085	89%
Salaries - Elected Officials	01-5-110-5000	207,623.48	213,878.30	16,958.58	180,625.18	214,542	84%
Salaries - Regular - FT	01-5-110-5010	221,324.13	226,430.75	21,224.12	214,522.04	230,962	93%
Group Health Insurance	01-5-110-5130	469,397.37	454,004.09	43,323.11	390,919.03	518,757	75%
Health Ins Claims Pd (Dental)	01-5-110-5131	28,915.36	29,787.65	4,766.80	21,056.99	35,000	60%
Group Life Insurance	01-5-110-5132	1,336.50	1,379.70	114.75	1,159.65	1,450	80%
Health Insurance Reimb.	01-4-110-4540	(153,131.82)	(156,965.81)	(17,574.46)	(126,763.67)	(160,588)	79%
Unemployment Compensation	01-5-110-5136	0.00	0.00	0.00	0.00	0	0%
Meeting & Conferences	01-5-110-5154	11,208.73	13,284.76	2,707.22	9,444.82	14,850	64%
Subscriptions/Ed Materials	01-5-110-5156	552.90	431.61	0.00	662.41	650	102%
Gen Admin Personnel & Benefit Expenses		787,226.65	782,231.05	71,520.12	691,626.45	855,623	81%
Repairs/Maint - Bldgs	01-5-110-6010	34,784.35	19,803.99	4,066.44	21,164.71	24,200	87%
Repairs/Maint - Equip	01-5-110-6020	3,424.32	3,925.16	466.37	3,402.55	5,000	68%
Legal	01-5-110-6110	7,450.91	6,082.96	30.00	6,327.15	22,000	29%
Other Professional Services	01-5-110-6190	0.00	2,169.40	31,159.39	59,831.04	5,000	0%
Grant Expenses (NDev)	01-5-110-6191	0.00	0.00	0.00	0.00	0	0%
Telephone	01-5-110-6200	20,424.85	21,934.88	1,076.19	16,857.62	21,630	78%
Codification	01-5-110-6225	8,442.83	5,231.40	0.00	0.00	2,000	0%
Other Communications	01-5-110-6290	4,037.44	2,805.52	221.39	2,428.07	3,330	73%
Gen Admin Contractual Expenses		78,564.70	61,953.31	37,019.78	110,011.14	83,160	132%

General Administration (cont)	Account #	Actual FY 17	Actual FY 17	Month of February	YTD Actual for FY 19	Budget FY 19	83% of budget
Office Supplies	01-5-110-7020	39,061.21	45,067.99	7,164.10	24,839.79	56,500	44%
Gas and Oil	01-5-110-7030	0.00	0.00	20,043.60	152,250.74	170,000	90%
Other Supplies	01-5-110-7800	5,417.00	5,281.54	280.00	3,660.71	6,800	54%
Gen Admin Supplies Expenses		44,478.21	50,349.53	27,487.70	180,751.24	233,300	77%
Miscellaneous Expense	01-5-110-7900	72,206.98	83,627.17	4,720.15	69,963.12	79,930	88%
Reimb of Seized Vehicle Fee	01-5-110-7901	1,207.50	600.00	0.00	300.00	0	0%
Heritage Days	01-5-110-7902	56,780.67	74,996.12	0.00	92,933.95	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	536,965.18	383,828.00	0.00	599,243.00	599,243	100%
Total General Administration Expenses		1,577,429.89	1,437,585.18	140,747.75	1,744,828.90	1,851,256	94%
NET GENERAL ADMINISTRATION		9,308,524.21	9,118,074.19	700,349.05	8,088,741.94	9,173,829	88%
General Fund - Audit Department							
RE Taxes - Audit	01-4-130-4010	20,057.42	20,040.98	0.00	20,071.81	20,000	100%
Accounting & Auditing	01-5-130-6100	35,100.00	34,920.00	0.00	31,000.00	36,500	85%
NET - AUDIT DEPARTMENT		(15,042.58)	(14,879.02)	0.00	(10,928.19)	(16,500)	66%
General Fund - IMRF Department							
RE Taxes - IMRF	01-4-140-4010	72,109.86	65,142.80	0.00	65,160.99	65,000	100%
Replacement Tax	01-4-140-4120	92,535.00	90,889.00	0.00	50,000.00	93,615	53%
Interest Income	01-4-140-4600	0.00	0.00	0.00	0.00	0	0%
Expense Reimbursement	01-4-140-4940	26,688.39	24,892.52	923.01	23,484.61	31,340	75%
Total IMRF Revenues		191,333.25	180,924.32	923.01	138,645.60	189,955	73%
IMRF Premium Expense	01-5-140-5120	210,445.44	194,160.51	11,100.22	144,475.98	179,872	80%
NET - IMRF DEPARTMENT		(19,112.19)	(13,236.19)	(10,177.21)	(5,830.38)	10,083	-58%
General Fund - Social Security Department							
RE Taxes - FICA/Med	01-4-150-4010	225,346.90	200,385.68	0.00	200,458.46	200,000	100%
Expense Reimbursement	01-4-150-4940	127,996.70	128,779.38	9,892.21	115,367.48	134,731	86%
Library Expense Reimb.	01-4-150-4941	28,310.72	28,653.10	2,638.98	25,755.33	30,600	84%
Total Soc Security Revenues		381,654.32	357,818.16	12,531.19	341,581.27	365,331	93%
FICA Expense	01-5-150-5110	201,288.27	202,747.55	16,756.52	180,086.12	217,739	83%
Medicare Expense	01-5-150-5112	127,511.29	128,761.10	10,041.69	113,005.56	138,284	82%
Total Soc Security Expenses		328,799.56	331,508.65	26,798.21	293,091.68	356,023	82%
NET - SOCIAL SECURITY DEPT		52,854.76	26,309.51	(14,267.02)	48,489.59	9,308	421%
General Fund - Liability Insurance Dept							
RE Taxes - Ins Liability	01-4-160-4010	320,477.21	290,560.41	0.00	300,707.66	300,000	100%
Expense Reimbursement	01-4-160-4940	0.00	0.00	0.00	0.00	-	0%
Total Liability Insurance Revenues		320,477.21	290,560.41	0.00	300,707.66	300,000	100%
Insurance Premium	01-5-160-6800	449,520.12	452,758.88	4,296.00	457,401.38	488,060	94%
NET - LIABILITY INSURANCE DEPT		(129,042.91)	(162,198.47)	(4,296.00)	(156,693.72)	(188,060)	83%

Police Department	Account #	Actual FY 17	Actual FY 18	Month of February	YTD Actual for FY 19	Budget FY 19	83% of budget
RE Property Tax	01-4-210-4010	1,046,390.82	1,107,755.95	0.00	1,204,169.39	1,201,417	100%
Grants	01-4-210-4150	88,764.64	26,682.37	6,990.35	42,714.15	29,760	144%
Sex Offender Reg Fee	01-4-210-4480	3,240.00	7,510.00	300.00	4,220.00	5,000	0%
Miscellaneous Revenues	01-4-210-4900	131,676.98	183,034.11	13,910.30	141,706.12	175,287	81%
Expense Reimbursement	01-4-210-4940	11,641.11	4,558.00	0.00	10,604.69	0	0%
Sale of Assets	01-4-210-4950	6,233.33	11,970.00	0.00	0.00	0	0%
Total Police Department Revenues		1,287,946.88	1,341,510.43	21,200.65	1,403,414.35	1,411,464	99%
Salary - Regular - FT	01-5-210-5010	3,236,497.86	3,356,981.88	268,877.60	2,945,490.41	3,533,117	83%
Overtime	01-5-210-5040	410,571.39	315,416.26	8,320.71	237,923.40	400,000	59%
Police Pension	01-5-210-5122	1,026,333.40	1,087,714.97	0.00	1,184,097.58	1,181,417	100%
Health Insurance	01-5-210-5130	733,616.37	832,854.34	78,950.45	712,013.82	911,807	78%
Dental claims	01-5-210-5131	40,544.26	54,588.08	6,716.47	51,024.03	50,000	102%
Unemployment Compensation	01-5-210-5136	11,771.00	10,393.00	0.00	0.00	0	0%
Uniform Allowance	01-5-210-5140	64,295.91	67,481.12	820.39	63,942.79	72,367	88%
Training	01-5-210-5152	79,508.65	58,458.67	1,396.39	30,966.89	83,305	37%
Police Dept Personnel & Benefit Expenses		5,603,138.84	5,783,888.32	365,082.01	5,225,458.92	6,232,013	84%
Repair/Maint-Equipment	01-5-210-6020	8,342.61	9,973.61	6,810.30	16,623.42	20,656	80%
Repair/Maint-Vehicles	01-5-210-6030	64,832.94	77,070.58	4,719.88	60,426.46	99,050	61%
Telephone/Utilities	01-5-210-6200	42,940.62	41,675.83	1,645.60	40,057.37	43,800	91%
Physical Exams	01-5-210-6810	210.00	0.00	0.00	0.00	2,135	0%
Community Policing	01-5-210-6816	7,991.22	7,830.41	11.88	3,675.83	9,500	39%
K 9 Program Expenses	01-5-210-6818	3,301.45	15,594.38	62.99	2,974.29	5,550	54%
Sex Offender State Disburse	01-5-210-6835	2,080.00	2,985.00	195.00	2,370.00	3,250	0%
Police Department - Contractual Expenses		129,698.84	155,129.81	13,445.65	126,127.37	183,941	69%
Office Supplies	01-5-210-7020	6,472.45	6,409.54	423.26	4,890.11	10,850	45%
Gas & Oil	01-5-210-7030	70,384.40	99,685.98	6,781.10	68,966.18	100,000	69%
Operating Supplies	01-5-210-7040	36,697.71	24,660.57	9,857.30	15,194.71	45,185	34%
Miscellaneous Expense	01-5-210-7900	37,100.96	35,482.95	2,962.61	9,311.07	40,800	23%
Police Department - Supplies Expense		150,655.52	166,239.04	20,024.27	98,362.07	196,835	50%
Equipment	01-5-210-8200	45,298.05	39,104.62	9.89	22,445.21	74,830	30%
Vehicles	01-5-210-8300	0.00	0.00	0.00	0.00	0	0%
Total Police Department Expenses		5,928,791.25	6,144,361.79	398,561.82	5,472,393.57	6,687,619	82%
NET - POLICE DEPARTMENT		(4,640,844)	(4,802,851)	(377,361)	(4,068,979)	(5,276,155)	77%
Public Safety Building Department							
Salaries - Regular - FT	01-5-215-5010	602,190.90	639,282.47	46,250.92	492,509.03	708,098	70%
Other (FICA & IMRF)	01-5-215-5079	105,206.33	110,384.54	6,687.88	83,041.07	124,979	66%
Other Contractual Services	01-5-215-6890	275,223.55	299,759.63	28,188.56	286,857.40	283,232	101%
NET - PUBLIC SAFETY BLDG DEPT		(982,620.78)	(1,049,426.64)	(81,127.36)	(862,407.50)	(1,116,309)	77%

Fire Department	Account #	Actual FY 17	Actual FY 18	Month of February	YTD Actual for FY 19	Budget FY 19	83% of budget
RE Property Tax	01-4-220-4010	818,109.40	990,630.02	0.00	1,023,473.06	1,021,132	100%
Grants	01-4-220-4150	1,000.00	15,755.74	0.00	5,965.97	5,000	0%
Miscellaneous Revenues	01-4-220-4900	36,031.31	13,979.92	728.00	12,574.66	25,000	50%
Expense Reimbursement	01-4-220-4940	1,012.98	37,771.00	0.00	723.41	0	0%
Sale of Assets	01-4-220-4950	0.00	10,100.00	0.00	0.00	10,000	0%
Total Fire Department Revenues		856,153.69	1,068,236.68	728.00	1,042,737.10	1,061,132	98%
Salaries - Regular - FT	01-5-220-5010	1,969,596.22	2,068,633.52	159,758.67	1,792,133.15	2,157,165	83%
Overtime	01-5-220-5040	200,784.91	136,531.18	12,256.30	135,135.68	183,250	74%
Fire Pension	01-5-220-5124	798,051.98	970,589.04	0.00	1,003,401.25	1,001,132	100%
Health Insurance	01-5-220-5130	422,210.56	495,623.54	42,586.94	409,960.43	507,253	81%
Dental Insurance	01-5-220-5131	21,499.64	27,129.39	2,327.46	16,118.91	32,000	50%
Unemployment Compensation	01-5-220-5136	0.00	0.00	0.00	0.00	0	0%
Uniform Allowance	01-5-220-5140	30,429.01	29,482.63	984.80	31,196.10	32,300	97%
Training	01-5-220-5152	31,096.97	18,816.26	5,170.00	23,653.03	20,600	115%
Fire Depart Personnel & Benefits Expenses		3,473,669.29	3,746,805.56	223,084.17	3,411,598.55	3,933,700	87%
Repair/Maint-Bldg	01-5-220-6010	57,115.64	47,639.91	515.82	5,289.39	42,350	12%
Repair/Maint-Equipment	01-5-220-6020	0.00	7,889.99	1,481.43	9,019.45	14,200	64%
Repair/Maint-Vehicles	01-5-220-6030	57,015.82	36,582.75	5,236.04	25,718.04	53,500	48%
Telephone/Utilities	01-5-220-6200	11,697.06	19,202.62	717.22	7,834.72	15,240	51%
Physical Exams	01-5-220-6810	654.50	709.00	0.00	435.00	2,500	17%
Fire Prevention	01-5-220-6822	8,983.96	10,251.54	255.00	6,682.24	12,000	56%
Emergency Med Supplies	01-5-220-6824	0.00	9,760.71	782.23	5,563.54	11,500	48%
Fire Department - Contractual Expenses		135,466.98	132,036.52	8,987.74	60,542.38	151,290	40%
Office Supplies	01-5-220-7020	12,685.62	11,665.64	1,274.13	8,710.08	14,100	62%
Gas & Oil	01-5-220-7030	14,367.49	18,927.06	1,685.67	14,022.28	20,000	70%
Operating Supplies	01-5-220-7040	6,830.98	8,606.67	660.21	6,851.85	8,000	86%
Miscellaneous Expense	01-5-220-7900	1,296.45	588.80	0.00	489.81	1,000	49%
Fire Department - Supplies Expenses		35,180.54	39,788.17	3,620.01	30,074.02	43,100	70%
Equipment	01-5-220-8200	53,632.91	42,800.39	4,048.33	27,075.39	25,000	108%
Total Fire Department Expenses		3,697,949.72	3,961,430.64	239,740.25	3,529,290.34	4,153,090	85%
NET - FIRE DEPARTMENT		(2,841,796.03)	(2,893,193.96)	(239,012.25)	(2,486,553.24)	(3,091,958)	80%
Police & Fire Commission Department							
Physical Exams	01-5-225-6810	13,100.90	18,663.60	0.00	5,306.86	16,500	32%
Other Contractual Services	01-5-225-6890	9,417.64	21,302.72	405.00	7,409.67	10,015	74%
NET - POLICE & FIRE COMMISSION		(22,518.54)	(39,966.32)	(405.00)	(12,716.53)	(26,515)	48%

Community Development	Account #	Actual FY 17	Actual FY 18	Month of February	YTD Actual for FY 19	Budget FY 19	83% of budget
Building Permits	01-4-230-4300	235,547.00	106,298.00	10,492.50	111,057.70	205,259	54%
Electric Permits	01-4-230-4310	19,798.50	13,270.50	667.00	9,030.50	19,965	45%
Electrician Certification Fees	01-4-230-4315	2,900.00	4,200.00	0.00	700.00	3,050	23%
Plumbing Permits	01-4-230-4320	17,392.50	10,390.00	162.50	6,375.00	12,626	50%
HVAC Permits	01-4-230-4330	11,156.25	4,224.00	138.00	2,861.00	5,500	52%
Plan Review Fees	01-4-230-4340	76,325.75	7,826.25	4,926.00	14,082.00	40,000	35%
Sidewalk/Lot Grading Fees	01-4-230-4350	1,487.50	1,360.00	42.50	467.50	1,575	30%
Insulation Permits	01-4-230-4360	4,060.00	1,237.50	45.00	712.50	1,812	39%
Zoning Review Fee	01-4-230-4370	3,215.00	2,910.00	87.50	2,237.50	3,535	63%
Code Enforcement	01-4-230-4380	6,300.00	6,400.00	0.00	6,200.00	5,900	105%
Other Permits	01-4-230-4390	4,682.50	4,730.00	145.00	3,742.50	5,861	64%
Miscellaneous Revenues	01-4-230-4900	25.00	102.50	0.00	305.00	250	122%
Expense Reimbursement	01-4-230-4940	2,569.25	1,370.83	27.20	3,174.64	2,000	159%
Planning Fees	01-4-230-4950	21,498.75	11,871.50	3,000.00	15,275.00	13,500	113%
Planning Misc.	01-4-230-4955	12,801.34	2,060.00	77.50	2,410.00	1,000	241%
Building Department - Revenues		419,759.34	178,251.08	19,810.70	178,630.84	321,833	56%
Salaries- Regular - FT	01-5-230-5010	213,387.45	207,201.12	19,193.56	206,246.57	252,208	82%
FICA	01-5-230-5079	16,324.12	15,850.89	733.23	15,042.73	19,294	78%
IMRF	01-5-230-5120	26,688.39	24,892.52	923.01	23,484.61	31,340	75%
Health Ins Expense	01-5-230-5130	59,052.36	69,550.97	10,726.08	74,977.23	98,917	76%
Dental Insurance	01-5-230-5131	2,059.20	3,803.88	0.00	2,087.20	5,000	42%
Unemployment	01-5-230-5136	0.00	0.00	0.00	0.00	0	0%
Training	01-5-230-5152	1,147.00	1,355.87	515.00	3,340.22	4,000	84%
Building Dept Personnel & Benefits Expense		318,658.52	322,655.25	32,090.88	325,178.56	410,759	79%
Repair/Maint - Equip	01-5-230-6020	5,331.66	6,478.55	388.38	5,751.15	5,500	105%
Repair/Maint - Vehicles	01-5-230-6030	0.00	0.00	151.71	420.73	1,500	28%
Other Professional Services	01-5-230-6190	45,691.08	45,939.84	2,958.32	40,503.20	46,000	88%
Telephone	01-5-230-6200	2,002.33	2,048.79	201.17	1,849.79	3,000	62%
Postage	01-5-230-6210	6,279.70	3,373.10	191.77	4,207.28	2,000	210%
Printing & Publishing	01-5-230-6220	2,504.48	3,361.97	0.00	2,628.70	2,875	91%
Building Department - Contractual Expenses		61,809.25	61,202.25	3,891.35	55,360.85	60,875	91%
Office Supplies	01-5-230-7020	6,616.86	6,661.11	277.18	3,335.70	7,100	47%
Gas & Oil	01-5-230-7030	625.68	592.92	17.84	496.61	1,700	29%
Miscellaneous Expense	01-5-230-7900	1,142.81	502.92	0.00	148.93	1,000	15%
Operating Transfer Out	01-5-230-9999	0.00	0.00	0.00	0.00	0	0%
Building Department - Supplies Expenses		8,385.35	7,756.95	295.02	3,981.24	9,800	41%
Total Building Department Expenses		388,853.12	391,614.45	36,277.25	384,520.65	481,434	80%
NET - BUILDING DEPARTMENT		30,906.22	(213,363.37)	(16,466.55)	(205,889.81)	(159,601)	129%
Civil Defense Department							
RE Tax - Civil Defense	01-4-240-4010	7,032.46	7,030.74	0.00	7,018.63	7,000	100%
Miscellaneous Revenues	01-4-240-4900	25,285.36	631.35	0.00	0.00	0	#DIV/0!
Miscellaneous Expense	01-5-240-7900	30,687.50	83,747.22	0.00	0.00	7,000	0%
NET - CIVIL DEFENSE DEPARTMENT		1,630.32	(76,085.13)	0.00	7,018.63	0	#DIV/0!

Street Department	Account #	Actual FY 17	Actual FY 18	Month of February	YTD Actual for FY 19	Budget FY 19	83% of budget
RE Tax - Road & Bridge	01-4-310-4010	320,508.22	320,365.58	0.00	324,161.48	320,000	101%
Grants	01-4-310-4150	0.00	60,503.12	0.00	51,100.20	0	0%
Sidewalk/Driveway/Lot Grading	01-4-310-4350	2,940.00	2,220.00	0.00	2,284.00	2,000	114%
Miscellaneous Revenues	01-4-310-4900	5,374.04	1,822.38	50.00	2,409.01	3,000	0%
Expense Reimbursement	01-4-310-4940	67,971.36	34,421.34	16,200.00	59,272.28	10,000	0%
Expense Reimbursement	01-5-310-4940	(18,583.89)	(210,670.36)	0.00	(39,605.40)	-	0%
Sale of Assets	01-4-310-4950	7,100.00	0.00	0.00	21,338.70	-	0%
Street Department - Revenues		385,309.73	208,662.06	16,250.00	420,960.27	335,000	126%
Salaries - Regular - FT	01-5-310-5010	583,028.64	580,406.51	44,527.10	491,022.23	623,098	79%
Overtime	01-5-310-5040	42,551.26	37,416.56	7,829.66	43,118.32	40,000	108%
Health Insurance	01-5-310-5130	219,296.47	220,842.37	12,382.80	123,147.87	233,560	53%
Uniform Allowance	01-5-310-5140	13,047.28	16,329.15	1,967.24	12,247.26	15,000	82%
Training	01-5-310-5152	710.00	293.10	50.00	100.00	1,500	7%
Street Dept - Personnel & Benefits Expenses		858,633.65	855,287.69	66,756.80	669,635.68	913,158	73%
Repair/Maint - Storm Drain	01-5-310-6001	24,632.80	27,988.96	553.72	30,531.84	25,000	122%
Repair/Maint - St/Parking Lot	01-5-310-6002	87,243.71	119,636.90	11,752.70	91,631.97	95,000	96%
Repair/Maint - Sidewalk/Curb	01-5-310-6003	43,102.36	54,680.98	0.00	40,513.85	40,000	101%
Repair/Maint - Building	01-5-310-6010	19,295.50	14,190.21	536.07	3,614.46	13,000	28%
Repair/Maint - Equipment	01-5-310-6020	82,224.48	114,315.41	11,937.82	76,967.48	110,000	70%
Repair/Maint - Traffic Signal	01-5-310-6024	81,592.52	88,578.51	0.00	11,232.06	30,000	37%
Telephone/Utilities	01-5-310-6200	7,166.18	7,632.54	633.77	5,927.87	6,500	91%
Leaf Clean-up/Removal	01-5-310-6826	10,592.30	9,296.40	0.00	615.60	12,000	5%
Street Department - Contractual Expenses		355,849.85	436,319.91	25,414.08	261,035.13	331,500	79%
Office Supplies	01-5-310-7020	6,919.17	4,707.63	353.70	1,979.88	6,000	33%
Gas & Oil	01-5-310-7030	49,327.64	73,272.48	12,135.14	58,818.71	75,000	78%
Operating Supplies	01-5-310-7040	29,559.93	32,087.06	1,512.19	16,085.70	25,000	64%
Miscellaneous Expense	01-5-310-7900	1,179.69	1,165.50	0.00	1,218.11	2,000	0%
Street Department - Supplies Expenses		86,986.43	111,232.67	14,001.03	78,102.40	108,000	72%
Equipment	01-5-310-8200	0.00	0.00	0.00	0.00	0	0%
Total Street Department Expenses		1,301,469.93	1,402,840.27	106,171.91	1,008,773.21	1,352,658	75%
NET - STREET DEPARTMENT		(916,160.20)	(1,194,178.21)	(89,921.91)	(587,812.94)	(1,017,658)	58%
Street Lighting							
RE Tax - Street Lighting	01-4-330-4010	210,318.07	200,385.68	0.00	210,494.34	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	74,151.47	140,835.41	19.96	13,989.86	40,000	35%
Street Lighting - electricity	01-5-330-6310	285,611.12	278,689.77	426.43	183,357.98	280,000	65%
NET - STREET LIGHTING		(149,444.52)	(219,139.50)	(446.39)	13,146.50	(110,000)	-12%

Landfill Department	Account #	Actual FY 17	Actual FY 18	Month of February	YTD Actual for FY 19	Budget FY 19	83% of budget
RE Tax - Refuse/Landfill	01-4-335-4010	45,081.73	45,101.85	0.00	50,124.61	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	47,563.60	68,103.20	0.00	52,605.91	56,000	94%
NET - GARBAGE DEPARTMENT		(2,481.87)	(23,001.35)	0.00	(2,481.30)	(6,000)	41%
Forestry Department							
RE Tax - Forestry	01-4-340-4010	40,081.62	35,081.34	0.00	40,118.67	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	0.00	0	0%
Forestry Department Revenues		40,081.62	35,081.34	0.00	40,118.67	40,000	100%
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	127,536.00	91,591.98	0.00	41,209.65	80,000	52%
Miscellaneous Expense	01-5-340-7900	0.00	0.00	0.00	0.00	-	#DIV/0!
Forestry Department Expenses		127,536.00	91,591.98	0.00	41,209.65	80,000	52%
NET - FORESTRY DEPARTMENT		(87,454.38)	(56,510.64)	0.00	(1,090.98)	(40,000)	0%
Engineering Department							
Engineering	01-5-360-6140	387.50	31,641.67	0.00	8,652.64	27,000	32%
Subdivision Expense	01-5-360-6824	8,735.00	1,508.00	0.00	682.50	10,000	7%
Office Supplies	01-5-360-7020	7,023.73	7,013.20	2,938.69	4,879.23	8,000	61%
Gas & Oil	01-5-360-7030	0.00	0.00	0.00	0.00	-	0%
NET - ENGINEERING DEPARTMENT		(16,146.23)	(40,162.87)	(2,938.69)	(14,214.37)	(45,000)	32%
Health / Social Services							
Council on Aging	01-5-410-6830	33,000.00	23,000.00	23,000.00	23,000.00	23,000	100%
Demolition / Nuisance	01-5-410-6832	0.00	2,105.00	0.00	1,630.00	5,000	33%
NET - HEALTH / SOCIAL SERVICES		(33,000.00)	(25,105.00)	(23,000.00)	(24,630.00)	(28,000)	88%
Economic Development							
Planning Dept Services	01-5-610-6150	52,650.00	49,923.81	0.00	27,651.00	57,500	48%
Economic / Business	01-5-610-6840	73,000.00	73,000.00	18,000.00	73,000.00	73,000	100%
Tourism	01-5-610-6842	5,500.00	0.00	0.00	6,000.00	7,000	86%
Historic Preservation	01-5-610-6844	20,357.87	32,976.59	2,058.49	6,881.74	4,000	172%
NET - ECONOMIC DEVELOPMENT		(151,507.87)	(155,900.40)	(20,058.49)	(113,532.74)	(141,500)	80%
Ag Tech Initiatives Dept							
Federal Grants	01-4-620-4160	0.00	0.00	0.00	0.00	0	0%
Other Contractual Services	01-5-620-6890	0.00	0.00	0.00	0.00	0	0%
NET - AG TECH INITIATIVES DEPT		0.00	0.00	0.00	0.00	0	0%
Utility Tax Dept.							
Utility Tax - Electric	01-4-751-4131	1,393,783.95	1,364,570.77	122,156.47	1,182,236.07	1,459,907	81%
Utility Tax - Gas	01-4-751-4132	308,338.72	328,638.72	46,073.34	259,274.06	325,813	80%
Utility Tax - Telephone	01-4-751-4133	300,448.75	262,901.00	18,352.60	193,581.08	296,315	65%
Grants	01-4-751-4150	0.00	0.00	0.00	318,185.11	0	0%
Expense Reimbursement	01-4-751-4940	0.00	40,938.89	0.00	6,768.29	0	0%
Columbia Ave.	01-5-751-8040	450,000.00	0.00	0.00	0.00	0	0%
Downtown Streetscape	01-5-751-8052	644,463.91	0.00	0.00	0.00	0	0%
Downtown Pavement Project	01-5-751-8054	294,850.55	0.00	0.00	0.00	0	0%
Tripp Rd. Reconstruction	01-5-751-8056	0.00	47,257.18	26,946.70	563,641.56	0	0%
Southside Stormsewer Study	01-5-751-8058	0.00	87,498.97	4,233.75	11,290.00	0	0%
Bellwood Detention Basin	01-5-751-8060	0.00	27,478.50	11,625.00	27,252.50	0	0%
Poplar Grove/ Lawrenceville Int	01-5-751-8062	0.00	0.00	0.00	0.00	12,000	0%
		613,256.96	1,834,814.73	143,776.96	1,357,860.55	2,070,035	66%
TOTAL GENERAL FUND REVENUES		17,079,016.60	16,486,943.83	1,099,122.76	15,948,120.60	17,418,835	92%
TOTAL GENERAL FUND EXPENSES		17,079,016.60	16,486,943.83	1,134,474.79	14,986,624.31	17,418,835	86%
NET REV OVER (UNDER) EXP		0.00	0.00	(35,352.03)	961,496.29	0	

CASH FLOW STATEMENT FOR WATER / SEWER FUND as of February 28, 2019

Water / Sewer General Administration

Line Item	Account #	Actual FY 17	Actual FY 18	Month of February	Actual FY 19	Budget FY 19	75.00% used
Beginning Cash & Investments		75,606	75,606		75,607.08	75,606	
Interest Income sweep acct	61-4-110-4600	0	0	0.00	26.00	0	
Miscellaneous Revenues	61-4-110-4900	0	0	99,037.00	339,037.00	0	
Operating Transfer Out	61-5-110-9999	0	0	99,037.00	339,037.00	0	
Ending Cash		75,606	75,606	0.00	75,633.08	75,606	

Water Department

Line Item	Account #	Actual FY 17	Actual FY 18	Month of February	Actual FY 19	Budget FY 19	75.00% used
Beginning Cash & Investments		697,162	590,508		430,243.45	592,645	
Water Consumption	61-4-810-4500	2,118,914	2,143,711	135,682.58	1,759,301.84	2,191,072	80%
Dep on Agr - Westhill	61-4-810-4521	3,786	0	0.00	2,111.00	0	0%
Meters Sold	61-4-810-4530	93,879	93,455	59,589.12	84,454.66	87,650	96%
Other Services	61-4-810-4590	5,547	7,813	723.50	4,646.00	7,500	62%
W/S Interest	61-4-810-4600	0	2,333	37.41	693.19	0	0%
Miscellaneous Revenues	61-4-810-4900	6,450	0	0.00	106.00	0	0%
Expense Reimbursement	61-4-810-4940	6,196	39,267	14,427.18	19,830.38	0	0%
Sale of Assets	61-4-810-4950	1,925	0	0.00	0.00	0	0%
Operating Transfers-In	61-4-810-9998	0	0	0.00	0.00	-	0%
Total Water Department Revenues		2,236,697	2,286,579	210,459.79	1,871,143.07	2,286,222	82%
Salaries - Regular - FT	61-5-810-5010	555,858	566,222	42,638.41	486,770.22	577,070	84%
Overtime	61-5-810-5040	34,276	28,055	4,275.96	36,059.90	35,000	103%
FICA Water	61-5-810-5079	51,932	49,317	3,995.43	44,345.49	45,100	98%
IMRF	61-5-810-5120	79,941	73,542	4,517.84	61,105.00	73,011	84%
Group Health Insurance	61-5-810-5130	214,738	246,826	15,162.10	145,253.76	245,391	59%
Uniform Allowance	61-5-810-5140	6,484	7,257	525.18	5,590.03	13,000	43%
Rep& Maint-Infrastructure	61-5-810-6000	68,065	136,623	5,636.03	118,704.10	70,000	170%
Rep& Maint - Buildings	61-5-810-6010	27,173	14,405	296.62	10,609.13	24,500	43%
Rep& Maint - Equipment	61-5-810-6020	51,773	32,237	1,305.12	37,324.22	33,000	113%
Rep& Maint - Vehicles	61-5-810-6030	18,417	12,583	4,082.03	15,720.34	20,000	79%
Rep& Maint - Contractual	61-5-810-6040	102,795	66,355	11,279.13	77,608.29	85,000	91%
Other Professional Serv	61-5-810-6190	4,118	2,132	0.00	15,247.70	12,000	127%
Telephone	61-5-810-6200	8,259	9,220	823.85	7,282.77	9,000	81%
Postage	61-5-810-6210	15,304	17,831	1,500.04	11,472.12	22,000	52%
Utilities	61-5-810-6300	311,597	255,296	22,384.01	189,621.45	260,000	73%
Office Equip Rental/Maint	61-5-810-6410	32,006	29,265	4,066.81	17,174.92	30,300	57%
Liability Insurance	61-5-810-6800	110,328	111,448	0.00	111,448.34	136,884	81%
Lab Expense	61-5-810-6812	27,337	30,984	6,028.25	29,606.75	36,000	82%
Office Supplies	61-5-810-7020	8,298	8,530	600.87	7,728.91	9,000	86%
Gas & Oil	61-5-810-7030	15,226	17,057	1,935.52	14,655.25	20,000	73%
Operating Supplies	61-5-810-7040	70,770	60,663	10,818.61	55,682.88	65,000	86%
Chemicals	61-5-810-7050	59,764	85,026	0.00	72,243.13	90,000	80%
Meters	61-5-810-7060	42,939	41,995	617.50	26,478.87	20,000	132%
Bad Debt Expense	61-5-810-7850	2,118	281	48.41	592.48	2,000	30%
Miscellaneous Expense	61-5-810-7900	5,168	4,077	20.67	1,905.94	8,400	23%
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		305,604	314,772	27,017.92	270,179.20	324,215	83%
Bond Pmt Set Aside		141,200	213,350	833.33	8,333.30	10,000	83%
Total Water Department Expenses		2,371,488	2,435,350	170,409.64	1,878,744.49	2,275,871	83%
NET WATER DEPARTMENT		(134,791)	(148,770)	40,050.15	(7,601.42)	10,351	
Change in Accounts Receivable (YTD)		28,419	(11,494)		92,384.47		
Ending Cash & Investments		590,790	430,243		515,026.50	602,996	

CASH FLOW STATEMENT FOR WATER / SEWER FUND as of February 28, 2019

Sewer Department

Line Item	Account #	Actual FY 17	Actual FY 18	Month of February	Actual FY 19	Budget FY 19	75.00% used
Beginning Cash & Investments		1,284,737	965,295		797,980.97	516,865	
Interest Income							
Sewer Consumption	61-4-820-4500	3,103,395	3,349,266	212,426.67	2,761,893.84	3,172,429	87%
Dep on Agr - Westhills	61-4-820-4521	2,978	0	0.00	1,018.00	0	0%
Meters Sold	61-4-820-4530	92,544	92,004	25.00	3,937.00	87,650	4%
Other Services	61-4-820-4590	92,574	27,739	1,803.29	27,249.20	25,000	109%
WWWT Interest	61-4-820-4600	0	931	495.71	4,321.07	0	#DIV/0!
Miscellaneous Revenues	61-4-820-4900	2,153	100	0.00	0.00	0	0%
Expense Reimbursement	61-4-820-4940	0	123,351	0.00	0.00	0	0%
Operating Transfers-In	61-4-820-9998	500,000	500,000	500,000.00	500,000.00	500,000	100%
Total Sewer Department Revenues		3,793,644	4,093,391	714,750.67	3,298,419.11	3,785,079	87%
Salaries - Regular - FT							
Salaries - Regular - FT	61-5-820-5010	565,019	575,315	42,796.76	493,502.29	626,958	79%
Overtime	61-5-820-5040	44,286	46,506	3,901.77	42,655.40	55,000	78%
FICA WWTP	61-5-820-5079	39,653	40,034	3,165.86	34,840.88	49,585	70%
IMRF	61-5-820-5120	82,421	76,818	4,497.05	61,808.81	82,337	75%
Group Health Insurance	61-5-820-5130	207,899	234,151	14,499.10	140,501.77	223,259	63%
Dental Claims	61-5-820-5131	0	0	0.00	0.00	0	0%
Uniform Allowance	61-5-820-5140	18,158	20,427	2,203.35	18,050.17	17,000	106%
Travel	61-5-820-5151	0	0	0.00	0.00	0	0%
Rep & Maint - Lift Stations	61-5-820-6005	50,022	29,795	0.00	4,379.19	20,000	22%
Rep & Maint - Buildings	61-5-820-6010	19,652	91,703	9,325.15	113,234.46	123,000	92%
Rep & Maint - Equipment	61-5-820-6020	88,281	54,797	1,363.28	33,882.60	0	0%
Rep & Maint - Vehicles	61-5-820-6030	29,626	29,372	268.71	20,975.72	25,000	84%
Rep & Maint - Contractual	61-5-820-6040	28,275	18,343	1,860.00	7,815.88	100,000	0%
Other Professional Serv	61-5-820-6190	76,824	103,291	8,835.00	81,939.94	73,500	111%
Telephone	61-5-820-6200	10,153	9,369	931.13	6,774.96	11,000	62%
Postage	61-5-820-6210	15,123	17,692	1,500.04	11,143.77	20,000	56%
Utilities	61-5-820-6300	208,399	212,511	22,275.98	173,554.11	230,000	75%
Office Equip Rental/Maint	61-5-820-6410	4,224	3,077	230.84	2,993.37	6,000	50%
Liability Insurance	61-5-820-6800	131,014	132,345	0.00	132,344.90	142,500	93%
Lab Expense	61-5-820-6812	36,420	27,530	2,182.40	33,196.11	50,000	66%
Sludge Disposal	61-5-820-6814	9,871	7,240	497.93	6,823.57	10,000	68%
Office Supplies	61-5-820-7020	5,682	8,613	718.80	5,705.93	8,000	71%
Gas & Oil	61-5-820-7030	14,368	18,551	269.29	10,220.80	35,000	29%
Operating Supplies	61-5-820-7040	23,637	20,120	927.11	17,019.60	20,000	85%
Chemicals	61-5-820-7050	35,011	24,826	4,471.20	29,673.23	60,000	49%
Meters	61-5-820-7060	12,258	30,521	617.50	22,965.59	20,000	115%
Bad Debt Expense	61-5-820-7850	2,665	341	50.37	706.50	4,000	18%
Miscellaneous Expenses	61-5-820-7900	4,241	2,430	500.00	1,603.74	5,000	32%
Equipment	61-5-820-8200	0	0	0.00	0.00	0	0%
Operating Transfer Out	61-5-820-9999	500,000	500,000	500,000.00	500,000.00	500,000	100%
Depreciation Set Aside		452,955	466,544	40,083.33	400,833.30	431,000	93%
Bond Pmt Set Aside		332,395	338,350	15,000.00	150,000.00	180,000	83%
		3,048,534	3,140,615	682,971.95	2,559,146.59	3,128,139	82%
Sewer Department							
Collection System Expenses							
Salaries - Regular - FT	61-5-830-5010	282,807	284,555	22,515.53	250,048.02	304,959	82%
Overtime	61-5-830-5040	22,941	23,638	3,598.50	26,266.68	30,000	88%
FICA Sewer	61-5-830-5079	20,088	23,577	1,997.69	21,138.38	25,624	82%
IMRF	61-5-830-5120	43,336	39,176	2,514.78	32,702.05	42,026	78%
Group Health Insurance	61-5-830-5130	99,658	101,803	7,190.00	69,530.89	110,737	63%
Uniform Allowance	61-5-830-5140	4,300	5,200	562.09	3,667.34	6,600	56%
Rep & Maint - Infrastructure	61-5-830-6000	34,372	37,085	3,133.30	20,708.68	40,000	52%
Rep & Maint - Equipment	61-5-830-6020	4,127	23,840	79.64	3,206.92	12,000	27%
Rep & Maint - Vehicles	61-5-830-6030	29,748	17,076	568.84	9,779.62	20,000	49%
Office Equip Rent/Maint	61-5-830-6410	26,120	26,106	3,835.94	14,248.97	30,300	47%
Gas & Oil	61-5-830-7030	7,607	9,109	1,069.40	6,942.73	10,000	69%
Operating Supplies	61-5-830-7040	16,402	16,220	2,751.00	14,894.56	20,000	74%

Sewer Department

	Account #	Actual FY 17	Actual FY 18	Month of February	Actual FY 19	Budget FY 19	75.00% used
Misc. Expense	61-5-830-7900	1,182	569	135.00	415.24	3,000	14%
Equipment	61-5-830-8200	0	0	0.00	0.00	0	0%
Total Sewer Department Expenses		3,641,224	3,748,570	732,923.66	3,032,696.67	3,783,385	80%
NET SEWER DEPARTMENT		152,419	344,821	(18,172.99)	265,722.44	1,694	
Change in Accounts Receivable		28,419	(12,134.66)		92,384.49		
Ending Cash & Investments		965,572	797,981		656,087.90	18,559	

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

Beginning Cash & Investments	586,815	588,709		591,697.61	588,709	
Additional reserves	0	0	0	0	0	0%
Interest Income	1,894	2,989	219.98	3,500.12	0	0%
Transfer Out, Bond Payment	0	0	0.00	350,000.00	350,000	0%
Ending Cash & Investments	588,709	591,698		245,197.73	238,709	

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

Beginning Cash & Investments	3,719,983	3,981,393		2,645,839.94	1,969,192	
Sources						
Interest Income	16,868	26,613	1,958.87	31,167.79	32,000	97%
Connection Fees 61-4-810-4510	66,291	47,382	0.00	13,146.94	30,000	44%
Deposits on Agreement 61-4-810-4520	660	1,045	0.00	713.06	2,500	29%
Connection Fees 61-4-820-4510	108,609	91,511	183.65	22,843.25	36,000	63%
Deposits on Agreement 61-4-820-4520	75,331	4,674	0.00	1,242.00	5,000	25%
Connection Fee Set-Aside	0	0	500,000.00	500,000.00	500,000	0%
TOTAL Sources	267,759	171,225	502,142.52	569,113.04	605,500	94%
Uses						
Construction in Progress - Water (1790)	6,350	0	0.00	0.00	0	0%
Construction in Progress - Sewer (1790)	0	0	0.00	0.00	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)	0	0	0.00	2,000.00	0	0%
Loan to Depreciation Fund	0	1,506,778	0.00	0.00	0	0%
TOTAL Uses	6,350	1,506,778	0.00	2,000.00	0	#DIV/0!
Ending Cash & Investments	3,981,393	2,645,840		3,212,952.98	2,574,692	

Line Item	Account #	Actual FY 17	Actual FY 18	Month of February	Actual FY 19	Budget FY 19	75.00% used
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Depreciation Funding - was 04-09 and 06-08

Beginning Cash & Investments		3,042,622	2,204,050		2,565,727.85	2,656,366	
Sources							
Interest Income		13,634	21,512	1,583.39	25,193.27	25,500	99%
Loan Funds		0	0	0.00	0.00	0	0%
Grant		0	0	0.00	0.00	0	0%
Misc.		0	0	0.00	0.00	0	0%
Depreciation set aside - Water (for Plant)		84,796	314,772	27,017.92	270,179.20	324,215	83%
Depreciation set aside - Water (for System)		220,808	0	0.00	0.00	0	0%
Depreciation set aside - Sewer (for System)		150,050	966,544	540,083.33	900,833.30	981,000	92%
Depreciation set aside - Sewer (for Repl)		802,905	0	0.00	0.00	0	0%
Loan From Connection Fees		0	1,506,778	0.00	0.00	0	#DIV/0!
TOTAL Sources		1,272,193	2,809,605	568,684.64	1,196,205.77	1,330,715	90%
Uses							
Construction in Progress - Water (1790)		524,890	800,150	9,405.00	414,403.30	91,000	455%
Construction in Progress - Sewer (1790)		1,530,519	1,397,060	228,940.12	1,032,611.72	675,000	153%
Equipment & Vehicles (1750 & 1760))		55,356	250,716	0.00	103,817.24	125,000	83%
Buildings		0	0	0.00	0.00	0	0%
Transfer Out - Connection Fees Loan Paym		0	0	500,000.00	500,000.00	500,000	0%
Transfer Out- City Hall Roof		0	0	99,037.00	339,037.00	0	0%
TOTAL Uses		2,110,765	2,447,927	837,382.12	2,389,869.26	1,391,000	172%
Ending Cash & Investments		2,204,050	2,565,727		1,372,064.36	2,596,081.00	

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

Beginning Cash & Investments		200,263	122,163		130,894.86	129,772	
Sources							
Interest Income		2,297	3,624	266.71	4,243.74	4,500	94%
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		473,595	551,700	15,833.33	508,333.30	540,000	94%
TOTAL Sources		475,892	555,324	16,100.04	512,577.04	544,500	94%
Uses							
Debt Service - Principal	61-5-110-8910	501,068	502,335	0.00	503,617.99	503,618	100%
Interest Expense	61-5-110-8920	52,924	44,257	0.00	34,973.67	34,974	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		553,992	546,592	0.00	538,591.66	538,592	100%
Ending Cash & Investments		122,163	130,895		104,880.24	135,680.00	

Gross Revenues (excludes set asides)	6,315,925	6,579,319	2,095,561.31	5,610,675.35	5,706,801
Gross Expenditures (excludes set asides)	6,951,667	8,852,199	1,657,780.84	6,512,556.28	6,043,633
NET CASH FLOW	(635,742)	(2,272,882)	437,780.47	(901,880.93)	(336,832)

CITY-COUNTY COORDINATING COMMITTEE
MINUTES

Wednesday, February 13, 2019 at 6:00 P.M.
County Board Room, 1212 Logan Avenue

CALL TO ORDER

The meeting of the City-County Coordinating Committee was called to order by Carl Larson, Vice Co-Chairman at 6:00 P.M.

ROLL CALL

County:

Cathy Ward, Co-Chairman
Carl Larson, Vice Co-Chair
Cherie Bartelt
Jeffrey Carlisle
Brad Stark

Karl Johnson, Board Chairman

City:

Dan Snow, Co-Chairman
Wendy Frank, Vice Co-Chair

Others:

Ken Terrinoni
Sherry Giesecke
Amanda Mehl
Bernard O'Malley
Lt. Pat Molloy
Ray Larson
Emily Morales

Members Absent:

County:

City:

Mayor Chamberlain
Mike Borowicz
Marshal Freeman
Clayton Stevens

APPROVAL OF MINUTES

A motion was made by Cathy Ward to approve the January 9, 2019 meeting minutes. Motion seconded by Jeffrey Carlisle. Motion passed (7-0).

APPROVAL OF AGENDA

A motion was made by Jeffrey Carlisle to approve the agenda as presented. Motion seconded by Brad Stark. Motion passed (7-0).

PUBLIC COMMENT

PUBLIC COMMENT

There was no public comment made.

HEALTH DEPARTMENT GRANT

HEALTHY WORK INITIATIVE CHARTER OF COMMITMENT

Emily Morales introduced herself and she is with the Boone County Healthy Initiative. She will be speaking about launching their environmental scan. The objective is to work collaboratively with existing committees on conversation of work health work to receive a commitment of support of those attending and develop local policy's surrounding healthy work. The time line is to end in a final resolution. This month was reviewing the draft of our Charter of Commitment and launching our environmental scan. Ms. Morales reviewed the Charter of Commitment with the committee that was placed on boarddocs. Mr. Snow stated he felt it was a useless endeavor. It sounds like a made-up thing and a huge waste of time and effort and he will be voting no. Brad Stark said he feels this is just giving the committee more responsibility, which it doesn't need and will be voting no. Sherry Giesecke said the point of this and the best committee to have oversight and if you looked at this a half hour to an hour a month that is all the commitment they were asking for. Ms. Giesecke felt this was the best committee to address this because it covers both the City and the County. If this committee is not in support of this she is sure it can be moved to a different committee. The whole point of what this is, is to take a look at the work environment and a whole lot of aspects of it in Boone County. You can go from the most agree just precarious work is no work. There are a lot of people that have no work in Boone County. There is also a lot of people who do not work in Boone County because there is no work in the County. Ms. Giesecke reviewed the people involved with this policy. Ms. Giesecke said if this committee is not in favor of the policy she feels it should move to a different committee to report to. Dan Snow said he feels the whole thing sounds like a huge waste of time and effort. He doesn't care who's overseeing it. It sounds like blah blah

40-hour work week. Lt. Molloy has worked with Pace Scheduling and developed a scheduling program to alleviate the overtime which should save the County approximately \$10,497 per year. Lt. Molloy explained how this works. This will be implemented within the next month. Lt. Molloy recently had conversations regarding the telephone project. IT has gathered all their information and discussed this with Mr. Terrinoni. Lt. Molloy would like to get a consultant to come in to assist with this project. This is a big project that he doesn't want to misstep on it. He is requesting the committee approve a consultant to work on this project. Mr. Carlisle discussed a conversation he had with the Century Link Company. He offered his assistance for this type of work. Mr. Carlisle would like to see this project get going because it will be a benefit to the county. Mr. Carlisle will send contact information. Lt. Molloy feels it would be beneficial to reach out to several vendors for this project. Mr. Carlisle asked if this is a bidding process for this consultant or are they looking at an hourly rate and expectations. Mr. Carlisle would like to see the best for this project. Mr. Terrinoni said there was discussion on writing an RFP for the consultant work to receive several proposals. Since this project is over \$35,000 it is required to go out for bid. Mr. Carlisle discussed a consultant doing this work for free. Mr. Terrinoni responded. The committee was in consensus of moving forward with the RFP for a consultant. Lt. Molloy said the BDA antenna system has been replaced on February 5th and has resolved the problems that were occurring.

GIS

There was no discussion held.

LANDFILL

APPROVAL OF INVOICE: PDC LABORATORIES, INC.

A motion was made by Cathy Ward to approve PDC Laboratories invoice # 19349111 in the amount of \$8,265.97 with a 50/50 split with the City of Belvidere. Motion seconded by Brad Stark. Motion passed 7-0.

A motion was made by Cathy Ward to approve PDC Laboratories invoice # 19330537 in the amount of \$168.13 with a 50/50 split with the City of Belvidere. Motion was seconded by Dan Snow. Motion passed 7-0.

ILLINOIS EPA/LANDFILL COMMUNICATION

Mr. Terrinoni said he is waiting on a response to the latest proposal to reduce some of our groundwater testing costs. The IEPA approved the solar project on the landfill. This is subject to the state lottery. It could be April before we know anything.

INFORMATIONAL ITEMS AND OTHER BUSINESS

WATER PRESERVATION AND PROTECTION ALLIANCE (WPPA)/BLACKHAWK HILLS WATER SURVEY

There was no discussion held.

INVITATION TO OTHER GOVERNMENTS

Cathy Ward said the individual they were inviting to speak to the committee from Genoa has passed away. There will be another individual speaking from Genoa at the next committee meeting.

CORRESPONDENCE

There was no correspondence discussed.

EXECUTIVE SESSION

There was no executive session held.

**CITY OF BELVIDERE
PLANNING AND ZONING COMMISSION
Minutes
Tuesday, March 12, 2019
City Council Chambers
401 Whitney Boulevard
6:00 pm**

ROLL CALL

Members Present:

Alissa Maher, CHM
Daniel Arevalo, VCHM
Paul Engelman
Robert Cantrell
Andrew Racz
Art Hyland
Carl Gnewuch

Staff Present:

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

Chairman Alissa Maher called the meeting to order at 6:05 p.m.

MINUTES: It was moved and seconded (Racz/Cantrell) to approve the minutes of November 13, 2018. The motion carried with a 7-0 roll call vote.

By unanimous consent, the agenda was amended to move Case 2019-05 ahead of the other cases being presented.

PUBLIC COMMENT: None

UNFINISHED BUSINESS: None

NEW BUSINESS:

2019-05; Lindenberg, Townhall Industrial Park Plat 3:

Application of Gary Lindenberg for final plat approval for Plat 3 of Townhall Industrial Park Subdivision. The plat is a replat of Lot 12 of Plat 1. Plat 3 consists of 2 lots comprised of 3.14 acres.

Gina DelRose summarized the staff report dated March 5, 2019. Ms. DelRose gave a history of the previous plats for Townhall Industrial Park. Ms. DelRose stated there is a buyer interested in the remaining parcel but that buyer will only require half of the acreage. The applicant wishes to split the parcel for this purpose.

A request for comments was forwarded to 17 departments, agencies or other parties. The comments received have been incorporated into the recommended conditions of approval.

Gina DelRose stated that the staff recommends approval of the replat subject to the following conditions:

1. All public improvements shall be completed in accordance with approved construction plans for the development.
2. A Performance Bond or Letter-of-Credit is required for all public improvements on forms provided by the City and must be submitted prior to recording of the Final Plat or approval and release of the construction plans for the development by the Director of Public Works.
3. A construction inspection fee in the amount of three percent of the approved engineer's estimate of cost for the public improvements must be paid to the City Clerk prior to approval and release of the construction plans for the development by the Director Public Works.
4. Prior to approval of the Final Plat for this subdivision, the developer shall pay all normal, customary, and standard permit, inspection, tap-on, connection, recapture, basin and other fees that are required by the City at the time of Final Plat submittal.
5. A drain overlay for this plat needs to be submitted for review and approval prior to the final plat approval.
6. All lots shown on this plat must have sanitary sewer and water services stubs to the property line in accordance with City Subdivision standards.
7. Show 2 concrete monuments at opposite corners per 765 ILCS 205/1.
8. No monument found or set at PC of curve on south line of Lot 16.
9. Identify solid and open circles shown at property corners as either being set or found monuments.
10. Remove found 5/8" IP notes at the northwest and southeast corner of Lot 15. These are new corners so how can the monuments be found?
11. Identify existing easements with the recoding information for the easement (i.e. 12" Utility Easement per Doc. No. 2005R02019.)
12. The duplicate Public Works Director certificate block shall be replaced with a Drainage Overlay certificate block.
13. The building setback line shall be changed to 45 feet.
14. The Stormwater Management Plan note shall reflect the Boone County Soil and Water Conservation District's updated information. Their address is 211 North Appleton Road, Belvidere, IL 61008 and their phone number is 815-544-2677 extension 3.
15. The revised plat shall be presented to the planning department for review and approval before any signatures are obtained.
16. The plat shall be recorded with the County Recorder of Deeds within 90 days of City Council approval, unless a plat-recording extension is granted.
17. The final plat shall be in compliance with all applicable codes, ordinances and agreements.

The Chair invited questions from the commissioners for the staff.

Paul Engelman asked Ms. DelRose for an explanation of Conditions 7-10.

Gina DelRose stated that these conditions referred to the markers placed in the ground (monuments) indicating the boundaries of the parcel.

The Chair asked if the applicant had questions for the staff.

Dan Ericson, of Landmark Development, said he had no questions for the staff. Mr. Ericson then stated that the new owner of the property, Mr. Lindenberg, had an opportunity to work with Fastenal, building a 6,000 square foot building on the site. The newly created site would need city sewer and water connections. Mr. Ericson stated that their civil engineers would comply with all of the proposed conditions for approval.

Robert Cantrell asked if the company Fastenal, would be manufacturing fasteners at the proposed site.

Dan Ericson said no, the building proposed would be for their sales division; the fasteners are made elsewhere.

It was moved and seconded (Cantrell/Hyland) to approve case 2019-05 subject to the 17 conditions as recommended by the staff. The motion carried with a 7-0 roll call vote.

2019-01; JBLH Properties, LLC: Application of Ryan Crombie, 201 S. 8th Street, South Beloit, IL 60180 on behalf of the property owner, JBLH Properties, LLC, 201 S. 8th Street, South Beloit, IL 60180 for a special use to permit Indoor Commercial Entertainment. Specifically, a bar with video gaming at 982 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 approximately 1.25 acres.

The public hearing was opened at 6:17 p.m.

Gina DelRose was sworn in. Ms. DelRose said the case was published in the Boone County Journal on February 22, 2019 and certified mailings were sent to property owners within 250 feet of the subject property on February 20, 2019. Ms. DelRose summarized the staff report dated March 5, 2019. Ms. DelRose stated the property is part of the Logan Square Subdivision platted in 2003; the building also houses a gym, frozen yogurt store, martial arts studio, staffing agency and a bar with video gaming.

Ms. DelRose said the site is developed with 74 parking spaces to serve all tenants. Peak hours for indoor commercial land uses are often later in the day when businesses such as the staffing agency will be closed. Alternating peak business times lessens the need for additional parking.

Ms. DelRose stated the applicant is aware that the city has limited the number of video gaming establishments to 30 and as such, knows there is no guarantee that a video gaming license will be available to him.

Ms. DelRose stated the staff recommends approval of the special use subject to the following condition:

1. The special use is only for the tenant space commonly known as 982 Belvidere Road.

The Chair invited questions from the commissioners for the staff.

Daniel Arevalo asked if the proposed special use would be the last video gaming request allowed.

Gina DelRose stated that of the 30 allowed by the City, 26 video gaming licenses have been issued; in order to receive a video gaming license, it is necessary to have both a special use and the State gaming permit. There have been more than 30 special uses approved at this time. The last 4 video gaming licenses allowable by the City will be issued to whoever gets their State permit first, and has a special use in place. There is no guarantee, however, which of the approved special uses will get the State permit.

Mike Drella clarified that the special use for Indoor Commercial Entertainment comprises many different land uses besides the proposed use, including bars without video gaming, pool halls, stores offering card games, and other uses.

Andy Racz asked if there is an updated list of the special uses approved and the remaining video gaming licenses.

Gina DelRose said such a list is kept and updated by herself and the City Clerk.

Discussion was held regarding the fees assessed by the City for video gaming licenses.

Paul Engelman clarified the allowable hours of operation.

Gina DelRose said the Planned Business District does not limit business hours; the hours for the proposed special use would be limited by the allowable liquor sales hours. Video games are to be shut down when liquor sales end for the day.

Mike Drella stated that the City video gaming fees are \$500 per machine per year. One-third of the revenues go to the owner of the machines, one-third to the owner of the establishment, and one-third to the State of Illinois. The City of Belvidere receives 5% of the State's revenues.

The applicant had no questions for the staff. The applicant's representative, Amber Reid, was sworn in.

Paul Engelman asked Ms. Reid if there will be food served.

Amber Reid said there is no kitchen at the subject property; food served will be packaged snacks and coffee.

Paul Engelman asked if the nature of the business will be more of a video gaming parlor that serves alcohol, or a bar that offers video gaming.

Amber Reid said it would be a mix of both.

Paul Engelman asked if there would be live music.

Amber Reid said no.

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

It was moved and seconded (Racz/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 (Cantrell/Hyland) to approve case 2019-01 subject to the condition recommended by staff. The motion carried with a 7-0 roll call vote.

2019-02; LHC Properties, LLC: Application of Ryan Crombie, 201 S. 8th Street, South Beloit, IL 60180 on behalf of the property owner, LHC Properties, LLC, 201 S. 8th Street, South Beloit, IL 60180 for a special use to permit Indoor Commercial Entertainment. Specifically, an event center at 1550 Pearl Street, Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.105© (1) (B) (2) Indoor Commercial Entertainment and 150.904 Special Use Review and Approval Procedures) in the NO, Neighborhood Office District on approximately 0.50 acres.

The public hearing was opened at 6:32 p.m.

Gina DelRose was sworn in. Ms. DelRose said certified mailings were sent to property owners within 250 feet of the subject property on February 20, 2019 and the case was published in the Boone County Journal on February 22, 2019. Ms. DelRose summarized the amended staff report dated March 12, 2019. Ms. DelRose gave a history of the subject property as well as an explanation of the permitted land uses within the NO, Neighborhood Office District. Ms. DelRose repeated that Indoor Commercial Entertainment comprises many different uses. The Neighborhood Office District provides for permanent protection of the original residential character and restrictions placed on businesses operating within the

district include residential architecture, increased landscaping, business hours limited to 6:00 a.m. to 11:00 p.m. and restricted signage dimensions.

Ms. DelRose stated the previous use of the subject property was as the local Secretary of State's Motor Vehicle Services office which generated a large amount of traffic but which closed daily at 5:00 p.m. and was not open on weekends. Event centers are busier later in the day and on weekends but may not operate every day. The size of the events will be based on the building's occupancy level and available parking. A privacy fence will be required to help shield adjacent properties from lights and noise. Ms. DelRose described the proximity to surrounding properties. Ms. DelRose said a bar/tavern open to the public may not be appropriate for the subject property nor would the number of patrons and the traffic generated be compatible with the neighborhood. Event centers are one of the lower impact land uses of the indoor commercial entertainment category. Alcohol may be consumed on the premises but it is not the business' main function. Traffic may be heavy at times but constant traffic similar to that of a business with traditional hours of operation would not be experienced. The conditions of approval will restrict the operating hours to 11:00 p.m.

The event center being proposed would be able to be utilized by all residents, unlike other land uses in the indoor commercial entertainment category. Residents without adequate space for events can utilize the center for parties and events. The special use will be required to operate within the same parameters of other uses in the Neighborhood Office District.

Gina DelRose stated the staff recommends approval of case 2019-02 subject to the following conditions:

1. The hours of operation shall be limited to 11:00pm.
2. Substantial compliance with the submitted site plan.
3. The privacy fence shall not inhibit safe sight distance for motorists entering and leaving the property.
4. If a barrier is utilized to close off the parking lot ingress/egress, it shall not be a fence- like structure. Such barrier shall not cause vehicles entering the property to block the sidewalk or back up onto Pearl Street.
5. Consumption of alcohol is prohibited outside the premises.
6. Parking lot light fixtures shall adhere to residential requirements and not exceed 25 feet in height.
7. The proximity to single family residential uses makes the use of a traditional bar/tavern inappropriate for the subject location. Therefore, the indoor commercial entertainment special use for the subject property is exclusively limited to private events which are attended by invitation only, with invitations made to specific individuals or groups and in no event will the special use be open to the general public.

The Chair asked if the Commission had questions for the staff.

Carl Gnewuch asked if the question of potential noise was considered.

Gina DelRose stated the City of Belvidere has a detailed noise ordinance; nuisances are categorized according to the octave band of the decibel levels. The police department has a decibel reader in the case of a noise complaint.

Mike Drella asked for examples of the noise levels.

Gina DelRose compared acceptable levels to that of an air conditioner.

Robert Cantrell asked what type of fencing would be required.

Gina DelRose said the applicant is proposing a privacy fence to shield surrounding properties from headlights, noise and trash. One of the conditions of the special use is the requirement for fencing along the sides and back but less opaque fencing at the front such as swing bars in order not to create a line of sight hazard.

Paul Engelman asked if the zoning ordinance regulates the style of fencing allowed.

Discussion was held regarding the fencing requirements, such as what constitutes a privacy fence and whether styles of fencing can be regulated.

Gina DelRose stated that the site plan shows a privacy fence. One of the conditions for approval is substantial compliance with the site plan.

Carl Gnewuch asked the occupancy of the building.

Gina DelRose stated that, without an idea what the eventual floorplan of the building will be, this occupancy is difficult to determine.

Carl Gnewuch asked how many parking spaces exist.

Gina DelRose said it was approximately 43 spaces. Future restriping of the lot will also affect this number but vehicle circulation will be improved.

Paul Engelman asked if on-street parking would be allowed.

Gina DelRose said nothing in the city code restricts on-street parking; on-site parking should be the goal of a business.

Paul Engelman asked if the city code meant that residents who were worried about the amount of on-street parking resulting from the event center would then have no recourse.

Gina DelRose said if there was a problem with double parking, parking in front of hydrants or other violations residents should call the police to report it. But unless the city was to institute parking permits in the neighborhood, such as those used near Belvidere High School, the code allows for on-street parking.

The commissioners had no further questions for the staff.

Kord Sellers was sworn in. Mr. Sellers said he would be the party operating the business at 1550 Pearl Street on behalf of the property owner. Mr. Sellers stated he was happy to explain the plans for the proposed event center to the audience and commissioners.

Carl Gnewuch asked what Mr. Sellers planned in terms of the size of events held at the subject property.

Kord Sellers said, as a former firefighter, he would be certain to follow the fire code regarding occupancy. Mr. Sellers said he would ask guests to park on-site and not on the street. Mr. Sellers said rules regarding noise and other rules are detailed in the rental agreement and deposits would not be returned to guests violating the requirements.

Paul Engelman asked Mr. Sellers to give an overview of his business plan.

Kord Sellers said he plans to hold events such as children's parties, small weddings, adult dances and quilt shows at the subject property.

Gina DelRose stated there will be no kitchen in the subject property and all food will be catered in. Alcohol will be controlled by the property owner and party guests would not be allowed to bring their own liquor.

Paul Engelman clarified whether Mr. Sellers was choosing to hold a liquor license.

Kord Sellers stated that he wishes to hold a full liquor license; it is easier and has less liability to hire a bartender who can be responsible for the control of all liquor than it is to have the liquor catered in.

Paul Engelman asked if Mr. Sellers has a vision for the type of fencing that will be installed.

Kord Sellers said his goal is to allow no headlights to shine onto other properties and to prevent children from running into the street.

Paul Engelman asked Mr. Sellers to discuss possible signage.

Kord Sellers stated that Mr. Crombie has envisioned limited signage on the building.

Gina DelRose detailed for the commission the signage requirements in the Neighborhood Office District. Ms. DelRose stated that if an animated sign were desired, it would require the applicant to apply for a separate special use.

Paul Engelman speculated that the applicant could install a 15-foot sign if they wished to do so.

Gina DelRose said this was correct; anyone occupying the subject property could do so according to the zoning ordinance requirements for the Neighborhood Office District.

Paul Engelman asked if the commission had the ability to condition the allowable signage.

Mike Drella stated this would require a text amendment to the zoning ordinance.

Gina DelRose pointed out that, in comparison with the signage allowances in other commercial and office districts, the requirements in the Neighborhood Office District are much more restrictive.

The Chair asked if there were questions from the audience for the applicant.

Catherine Asell was sworn in. Ms. Asell said she resides across the street from the subject property. Ms. Asell asked if there would be deejays or live bands playing.

Kord Sellers said that would be left up to those renting the facility. Mr. Sellers said he has the ability to monitor the noise level remotely and would require it to be stopped if there was a nuisance complaint.

Catherine Asell questioned the hours of operation.

Kord Sellers said the contract that guests would sign would require that they be out of the facility by 11:00 p.m.

Catherine Asell asked if this included Sunday nights.

Kord Sellers said yes, if the facility were rented for a Sunday evening.

Catherine Asell said she had doubts about the event center.

Kord Sellers said he wishes to have good relationships with the surrounding neighbors and would be willing to let residents contact his cell phone should a nuisance arise.

Catherine Asell asked if Mr. Sellers would want one of these centers near his residence.

Kord Sellers said he grew up near such an event center and it created no problems.

Catherine Asell said if a liquor license is granted to the business and the special use is approved, could a bar locate in the subject property?

Mike Drella said no. Liquor licenses in the City of Belvidere are not transferrable. Mr. Drella referred the audience to the conditions of approval displayed on a screen, specifically Condition Number 7 (see conditions).

Cory Thornton was sworn in. Mr. Thornton stated that he has been in conversation with the City attorney and Ms. DelRose numerous times and that several of the conditions for approval came up in those discussions. Mr. Thornton said he also holds small events at his business. Mr. Thornton said the previous special use for indoor commercial entertainment that attempted to locate at the subject property would have created many more problems than the present application; the staff recommended denial at that time. Mr. Thornton said none of the surrounding residents wants a bar at the location in question. Mr. Thornton said he is in favor of approval of the special use.

Kord Sellers said the owner of the property has earmarked \$100,000 for exterior remodeling and that the building will be made ADA-compliant.

The public hearing was closed at 7:11 p.m.

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

It was moved and seconded (Engelman/Cantrell) to recommend approval of Case 2019-02 subject to the seven conditions as presented in the staff report.

Andy Racz made a motion to amend Condition Number 1 to restrict the hours of operation to 10:00 p.m.

The motion failed for the lack of a second.

The motion to recommend approval of Case 2019-02 carried with a 7-0 roll call vote.

Gina DelRose said the case would go before the City Council for a first reading on March 18, 2019 and a second reading and final vote on April 1, 2019.

2019-03; LHC Properties, LLC: Application of Ryan Crombie, 201 S. 8th Street, South Beloit, IL 60180 on behalf of property owner, LHC Properties, LLC, 201 S. 8th Street, South Beloit, IL 60180 for a special use to permit outdoor commercial entertainment. Specifically, a beer garden at 6222 South State Street, Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.105(C) (6) (B) (2) Outdoor Commercial Entertainment and 150.904 Special Use Review and Approval Procedures) in the CB, Central Business District. The subject property is approximately 0.50 acres and developed with a parking lot.

The public hearing opened at 7:16 p.m.

Gina DelRose was sworn in. Ms. DelRose stated that certified mailings were sent to property owners within 250 feet of the subject property on February 20, 2019 and the case was published in the Boone County Journal on February 22, 2019. Ms. DelRose summarized the staff report dated March 5, 2019.

The subject property was the former Bush Gardens prior to renovations and re-opening as Coach's Corner restaurant and bar. In 2019, the property owner purchased Municipal Lot 2 which contains 50 parking spaces. The parking lot is adjacent to and mainly used by patrons of Coach's Corner and Import Only (car repair). The general public will be able to continue to utilize the parking lot during downtown festivals.

The property owner purchased the lot for customer parking and events hosted by Coach's Corner such as poker runs, pig roasts, charity events and fundraisers. As building renovations continue, there is a possibility that a portion of the parking lot will be fenced off for a permanent beer garden. A privacy fence will be installed to buffer adjacent residences from the proposed activities; the entire property however will not be required to be fenced. Although other beer gardens in Belvidere were required to have perimeter fencing installed, due to the dual nature of the use as parking and event space, only temporary fencing will be required along South State Street.

Gina DelRose stated that a variance to reduce the required setback from residentially zoned properties from 300 feet to zero feet is also being requested.

Gina DelRose stated that when the parking lot will be used for events, customers will be able to use Municipal Lot 11 (the former Manley Motors site). On-site parking is not required for properties zoned Central Business due to the close proximity of municipal and on-street parking. The proposed special use will provide an additional venue for the enjoyment of the public. Conditions of approval related to fencing and lighting will lessen potential negative impacts to surrounding residential property owners. Music present at events will be required to adhere to the City's noise standards found within the Belvidere Zoning Ordinance. The planning staff recommends approval of Case 2019-03 subject to the following conditions:

1. A privacy fence shall be installed along property lines abutting residences but shall not inhibit safe sight distance for motorists entering and leaving the property.
2. If additional lighting is utilized, it shall not exceed 0.50 foot-candles at the property line and shall not exceed 25 feet in height.
3. Temporary fencing such as snow fencing or chain link, a minimum of four feet in height, shall be set up along the entire South State Street frontage during events.
4. Staff shall be present outside during events.
5. If a smaller permanent beer garden is utilized, then it shall require permanent fencing to separate it from the parking lot. Such fencing shall be approved by planning staff.

The Chair invited questions from the commission for staff.

Carl Gnewuch asked if there will be alcohol served outside.

Gina DelRose stated that there will be alcohol consumed outside and fencing will be required.

The Chair invited questions from the applicant or other interested parties.

Jesse Gonzalez asked what the hours of operation would be.

Gina DelRose said there are no required hours of operation in the Central Business District; liquor sales can only occur during allowable hours.

Jesse Gonzalez said that from his house, he can hear people talking outside Coach's Corner very late at night.

Mike Drella stated that because it operates under a liquor license, Coach's Corner is required to adhere to a section of the code that states no person is allowed in the premises outside of the hours of 6:00 a.m. to 2:00 a.m. unless they are cleaning crews.

Sheila Gonzalez asked Ms. DelRose if there is a specific decibel level for businesses in the Central Business District.

Gina DelRose decibel levels are broken into octave bands. If there is any noise above 73 decibels, you can call the police.

Sheila Gonzalez said that certain noises are more of a nuisance than others.

Gina DelRose said this is the reason the allowable decibel levels are broken down into what are called octave bands. If the residents are being bothered, Ms. DelRose encouraged them to tell the police.

Robert Cantrell said Coach's Corner has a very loud exhaust fan.

Amber Reid was sworn in. Ms. Reid represents the property owner; Ms. Reid said the owner has no desire for events to be "all night parties."

Mike Drella asked if the property owner has discussed the outdoor closing times with Ms. Reid.

Amber Reid said Coach's Corner closes at 1:00 a.m. on Friday and Saturday and 12:00 a.m. on Sundays and weekdays.

Kord Sellers was sworn in and added that there is very little business in Belvidere past 11:00 p.m.

The Chair invited questions from the commission for the applicant. Seeing none, she asked for questions from interested parties.

Sheila Gonzalez asked whether live bands or noisy events would be playing until close.

Amber Reid stated that they do not plan on having activities past 10:00 p.m. often.

Gina DelRose clarified that outdoor seating and services allow restaurants the ability to serve food and beverages outside on their property (not sidewalk cafes) until 10:00 pm from May 1 to November 1. The special use will allow service later than 10:00 pm, year round in addition to the activities such as bands, bags tournaments and other events.

Amber Wenzel asked if there would be fencing in place.

Gina DelRose referred Ms. Wenzel to Condition Number 1.

Amber Wenzel repeated concerns about noise.

Kord Sellers said the restaurant has to abide by local noise ordinances at all times.

Gina DelRose provided examples of perceived decibel levels above 73 decibels compiled by Purdue University. Nothing above this level would be allowable.

Amber Wenzel asked where cars will be parked if the parking lot is full.

Robert Cantrell said there is a parking lot across the street from Coach's Corner as well as on-street parking.

Gina DelRose said there are no parking restrictions for the downtown area.

Paul Engelman asked what the special use grants.

Gina DelRose said the special use grants the ability to do activities outside the facility and to be able to eat and drink past 10:00 p.m. outside if they choose. Ms. DelRose said business staff must be present outside.

Paul Engelman asked how likely the business would be to hold events that run later than 10:00 p.m.

Amber Reid said there would be perhaps four events of this kind per year.

Paul Engelman said he feels the applicant could compromise and close at 10:00 p.m.

Andy Racz said he would make a motion to that effect.

Mike Drella said the time for this would be after the public hearing.

Paul Engelman asked how such a motion would be phrased.

Gina DelRose said the applicant should be consulted regarding the matter.

Paul Engelman asked the applicant if such a condition would be agreeable to them.

Kord Sellers said he feels Ryan Crombie would rather secure the special use even if it required such a condition.

Amber Reid said she feels most of the events in question would be finished by 10:00 p.m.

Mike Drella asked Ms. DelRose to explain outdoor seating and service.

Gina DelRose said businesses with their own property are allowed to have sales and service outside until 10:00 p.m.

Mike Drella asked for clarification.

Gina DelRose stated that the zoning ordinance used to require outdoor seating and service to end at 8:00 p.m. It was recently changed to be 10:00 p.m. due to a text

amendment brought up by an alderman. The reasoning was that it is still daylight past 8:00 p.m. during the summer.

Mike Drella stated that hours of operation of the special use could not be limited to earlier than 10:00 p.m. since the code allows for sales and service until 10:00 p.m.

The Chair invited statements from interested parties.

Valerie Rill was sworn in. Mrs. Rill said she feels privacy fencing would be a good thing due to trespassers and trash. Parking in the area also adds noise. Mrs. Rill said requiring events to end at 10:00 p.m. would also be helpful.

Amber Wenzel asked when the outdoor area would begin operations if the special use is approved.

Amber Reid said they do not have a date yet; they are awaiting approval.

Lawrence Rill was sworn in. Mr. Rill said he is not in favor of the parking lot having outdoor activities due to the noise, trash, overflow parking and in his opinion, 10:00 p.m. closing time would also be disruptive.

The public hearing was closed at 8:00 p.m.

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

It was moved and seconded (Engelman/Gnewuch) to approve case 2019-03 with the conditions as presented by staff.

It was moved and seconded (Engelman/Gnewuch) to amend with the addition of Condition 6 which reads as follows:

6. Activities approved by this special use shall cease by 10:00 p.m. daily.

The motion to amend the conditions carried with a 7-0 roll call vote.

The motion to approve case 2019-03 as amended carried with a 7-0 roll call vote.

2019-04; LHC Properties, LLC: The applicant, Ryan Crombie, 201 S. 8th Street, South Beloit, IL 60180 on behalf of the property owner, LHC properties, LLC, 201 S. 8th Street, South Beloit, IL 60180 is requesting a variance to reduce the required setback from residentially zoned property from 300 feet to 150 feet, to allow outdoor commercial entertainment to occur zero feet from a residentially zoned property at 622 South State Street, Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.204(D)(10)(A)(1) and 150.909 Variance Review and Approval Procedures) in

the CB, Central Business District. The subject property is approximately 0.50 acres and developed with a parking lot.

The public hearing opened at 8:04 p.m.

Mike Drella said the variance before the commission is dependent on the approval of the previous special use application. Mr. Drella suggested the hearing be held for the variance and that the commissioners agree to table the vote on the variance after the final vote by City Council on case 2019-03 for the special use at the same location.

This was agreed upon by unanimous consent.

Gina DelRose was sworn in. Ms. DelRose said the case was published in the Boone County Journal on February 22, 2019 and certified mailings were sent to surrounding property owners within 250 feet of the subject property on February 20, 2019. Ms. DelRose summarized the staff report dated March 6, 2019. Ms. DelRose stated the property owner purchased the parking lot with the intent to utilize it for customer parking and events hosted by Coach's Corner such as pig roasts, poker runs, charity events, etc. A privacy fence will be installed to buffer adjacent residences from the activities; however, the entire property will not be required to have permanent fencing. As building renovations continue there is the possibility that a portion of the parking lot will be fenced off for a permanent beer garden.

The zoning ordinance requires a buffer yard between outdoor commercial entertainment land uses and residentially zoned property. The zoning ordinance also requires that outdoor commercial entertainment land uses be a minimum of 300 feet away from residentially zoned property. The two houses to the south of the parking lot are zoned residential while the remaining houses are zoned Central Business. The parking lot is only 131 feet wide, making it impossible to meet the 300-foot setback.

The majority of outdoor commercial entertainment land uses are far larger than the proposed land use and would not be found downtown, in an area with small lot sizes. Zoning relief is often needed as older properties are redeveloped due to substandard lot sizes and existing improvements. The Central Business District allows for zero-foot setbacks and minimal lot sizes and as such, variances are not often needed. The planning staff recommends approval of Case 2019-04.

The Chair invited questions of staff.

Carl Gnewuch asked if there are any other businesses in town similar to the subject in question.

Gina DelRose said Buchanan Street Pub has a large beer garden, Dodge Lanes also has a small beer garden, and there is a covered porch/walkway at the Backstop Bar & Grill. Of these, only the Backstop is adjacent to residentially zoned property, however, the footprint is smaller.

Mike Drella asked Ms. DelRose if this variance would be needed without the application for the special use at the subject property.

Gina DelRose said no. Gina DelRose said the questions asked with a special use application involve the potential impact on neighboring properties. With a variance, the question asked is whether there is a hardship which makes it impossible to use the property as it is permitted. The hardship that exists at the subject property is the small lot size.

Carl Gnewuch asked if special uses were granted for the other three beer garden/outdoor seating areas previously mentioned.

Gina DelRose said yes.

Paul Engelman clarified the direction from the city attorney regarding tabling the vote for the variance.

Mike Drella said the commissioners may indicate at this time how they are likely to vote on the variance in order to determine if it is worth waiting for a final vote on the special use.

Paul Engelman asked if the variance can be approved contingent on the approval of the special use.

Gina DelRose stated that a variance cannot be conditioned.

Mike Drella indicated an aerial map of the subject property.

The applicant had no statement to make.

No interested parties wished to speak.

The public hearing was closed at 8:17 p.m.

Mike Drella asked if the commissioners were likely to approve the variance.

Paul Engelman said he was inclined to approve it.

It was moved and seconded (Racz/Arevalo) to table the vote on Case 2019-04 until the approval of the special use for case 2019-03. The motion carried with a 7-0 roll call vote.

OTHER BUSINESS: None

DISCUSSION: None

Staff Report:

Gina DelRose said there will be a variance application and several text amendments at the next meeting.

ADJOURNMENT:

The meeting adjourned at 8:20 p.m.

Recorded by:

Cathy Crawford
Administrative Assistant

Reviewed by:

Gina DelRose
Community Development Planner

Minutes
Committee of the Whole
Building, Planning, Zoning and Public Works
March 11, 2019
6:00 p.m.

Call to Order – Mayor Chamberlain:

Roll Call: Present: M. Borowicz, R. Brooks, G. Crawford, W. Frank, T. Porter,
T. Ratcliffe, M. Sanderson, D. Snow and C. Stevens.
Absent: M. Freeman.

Department Heads and City personnel in attendance:
Budget and Finance Director Becky Tobin, City Treasurer Thornton, Public Works
Director Brent Anderson, Community Development Planner Gina DelRose, Fire Chief
Hyser, Captain Schadle, Police Chief Woody, City Attorney Drella and City Clerk Arco.

Public Comment: Andy Racz announced he has tickets for sale for the annual dinner
benefitting the Keen Age Center – Spring is in the Air.

Public Forum: None.

Reports of Officers, Boards and Special Committees:

1. Building, Planning and Zoning, Unfinished Business: None.
2. Building, Planning and Zoning, New Business:

(A) Appointment of Kip Countryman as Director of Buildings.

Motion by Ald. Crawford, 2nd by Ald. Brooks to consent and approve the appointment of
Mr. Kip Countryman as the Director of Buildings for the City of Belvidere as outlined in
the Mayor's memo of March 4, 2019. Aye voice vote carried. Motion carried.

(B) A Resolution Directing the Planning Department to Publish the Zoning
Map of the City of Belvidere.

Motion by Ald. Crawford, 2nd by Ald. Borowicz to approve forwarding to City Council
the Resolution Directing the Planning Department to Publish the Zoning Map of the City
of Belvidere. Aye voice vote carried. Motion carried.

3. Other – moved forward from agenda:

- (A) A Resolution Authorizing the Execution of a Real Estate Purchase Agreement between the City of Belvidere and Belvidere Bank and Trust as Trustee of Trust No. 1236 and Gerald Rowe.

Motion by Ald. Crawford, 2nd by Ald. Brooks to approve forwarding to City Council the Resolution Authorizing the Execution of a Real Estate Purchase Agreement between the City of Belvidere and Belvidere Bank and Trust as Trustee of Trust No 1236 and Gerald Rowe. Aye voice vote carried. Nay vote Stevens. Motion carried.

- (B) A Resolution Re-Authorizing the Execution of an Intergovernmental Agreement for the Creation of the Northern Illinois Land Bank Authority which was Previously Approved by Resolution #2085-2018:

Motion by Ald. Ratcliffe, 2nd by Ald. Snow to approve forwarding to City Council the Resolution Re-Authorizing the Execution of an Intergovernmental Agreement for the Creation of the Northern Illinois Land Bank Authority which was Previously Approved by Resolution #2085-2018. Aye voice vote carried. Motion carried.

- (C) A Resolution Appointing John Wolf as a Trustee to the Northern Illinois Land Bank Authority.

Motion by Ald. Crawford, 2nd by Ald. Borowicz to approve forwarding to City Council the Resolution Appointing John Wolf as a Trustee to the Northern Illinois Land Bank Authority. Aye voice vote carried. Motion carried.

4. Public Works, Unfinished Business: None.

5. Public Works, New Business:

- (A) WWTP Lab Equipment Upgrade.

Motion by Ald. Snow, 2nd by Ald. Ratcliffe to approve the purchase of fecal coliform testing equipment from IDEXX Laboratories in the amount of \$6,880.01 (includes four year extended warranty). This equipment will be paid for from line item #61-5-820-6812. Aye voice vote carried. Motion carried.

- (B) Water Model Update – Southeast Side.

Motion by Ald. Sanderson, 2nd by Ald. Crawford to approve the proposal from Strand Associates, at a cost not-to-exceed \$9,100 for the southeast side water model update. This work will be paid for from line item #61-5-810-6040. Aye voice vote carried. Motion carried.

(C) Purchase of Hook Lift System for Street Department Truck #79.

Motion by Ald. Crawford, 2nd by Ald. Frank to approve the proposal from Bonnell Industries, in the amount of \$44,807 to furnish and install a Stellar Shuttle 84-10 Flex hook lift system on Truck #79 (Ford F550 chassis), including Duraclass dump body and chipper box. Aye voice vote carried. Motion carried.

(D) Farmington Ponds 2019 Maintenance Agreement.

Motion by Ald. Ratcliffe, 2nd by Ald. Sanderson to enter into an agreement with Lakeland Biologists for the 2019 Farmington Ponds Maintenance Program at an estimated cost of \$15,100 based on their proposal dated March 5, 2019. This work will be paid for from the Farmington Ponds Special Service Areas. Aye voice vote carried. Motion carried.

(E) 2019 Sidewalk Program Bid Tabulation.

Motion by Ald. Snow, 2nd by Ald. Porter to approve the low bid from Globe Construction in the amount of \$57,180 for the city's annual sidewalk program. The unit prices are \$10.45/sf for removal and replacement of 4" sidewalk and \$8.80/sf for removal and replacement of 6" sidewalk. This work will be paid for from line item #01-5-310-6003. Aye voice vote carried. Motion carried.

(F) 2019 Tree Program Bid Tabulation.

Motion by Ald. Crawford, 2nd by Ald. Sanderson to approve the low bid from Trees "R" Us, in the amount of \$54,600 for tree work from May 1, 2019 to April 30, 2020 for the City of Belvidere. This work will be paid for from Forestry Funds. Aye voice vote carried. Motion carried.

(G) 2019 Mowing Bid Tabulation.

Motion by Ald. Sanderson, 2nd by Ald. Borowicz to approve the low bid from Lawn Maintenance Services, in the amount of \$400 per mowing for the mowing of Water Department Sites. This work will be paid from Water Department line item #61-5-810-6040. Aye voice vote carried. Motion carried.

Motion by Ald. Crawford, 2nd by Ald. Porter to approve the low bid from Lawn Maintenance Services, in the amount of \$480 per mowing, for the mowing of the Public Works Sites. This work will be paid from Street Department line item #01-5-310-6002. Aye voice vote carried. Motion carried.

Motion by Ald. Borowicz, 2nd by Ald. Crawford to approve the low bid from Lawn Maintenance Services, in the amount of \$270 per mowing for the Farmington Ponds. This work will be paid from the Farmington Pond Maintenance Fund. Aye voice vote carried. Motion carried.

(H) 2019 Landscape Maintenance Bid Tabulation.

Motion by Ald. Snow, 2nd by Ald. Ratcliffe to approve the low bid from LawnCare by Walter, in the amount of \$23,721 for the 2019 Landscape Maintenance Program. This work will be paid for from Street Department line items #01-5-310-6002 and #01-5-310-6826. Aye voice vote carried. Motion carried.

6. Other:

(A) FY20 Budget and Discussion.

Motion by Ald. Crawford, 2nd by Ald. Snow to forward to City Council FY20 Budget. Aye voice vote carried. Motion carried.

7. Adjournment:

Motion by Ald. Crawford, 2nd by Ald. Borowicz to adjourn meeting at 7:37 p.m. Aye voice vote carried. Motion carried.

_____ Mayor

Attest: _____ City Clerk

BUDGET ORDINANCE

City of Belvidere

Ordinance #446H

An ordinance budgeting for all corporate purposes for the City of Belvidere, Boone County, Illinois for the fiscal year beginning May 1, 2019, and ending April 30, 2020.

BE IT ORDAINED by the Mayor and the City Council of the City of Belvidere, Boone County, Illinois, that

SECTION 1: The amount hereinafter set forth, or so much thereof as may be authorized by law, and as may be needed or deemed necessary to defray all expenses and liabilities of the municipality be and the same are hereby budgeted for the corporate purposes of the City of Belvidere, Boone County, Illinois as hereinafter specified for the fiscal year beginning May 1, 2019, and ending April 30, 2020.

SECTION 2: The amount budgeted for each object and purpose shall be as set forth in Exhibit A.

SECTION 3: The salaries for appointed officials and certain other employees are established and fixed as set forth in Exhibit B, which is incorporated by this reference.

SECTION 4: If any section, subdivision, or sentence of this ordinance shall for any reason be held invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 5: A certified copy of this ordinance shall be filed with the County Clerk within 30 days after adoption.

SECTION 6: This ordinance shall be published in pamphlet form and shall be in full force and effect after its passage, approval, and publication as provided by law.

PASSED this _____ day of April, 2019, pursuant to a roll call vote by the City Council of the City of Belvidere, Boone County, Illinois.

APPROVED: _____

ATTEST: _____
City Clerk

AYES: _____

NAYES: _____

Date Approved: _____

Sponsor: _____

GENERAL FUND

EXHIBIT A

Line Item	Account #	Actual FY 18	FY 19 Budget	REVISED Budget FY 19	FY 20 Budget Request
Beginning Cash		7,785,653	7,776,446	7,776,446	7,099,602
General Administration					
RE Property Tax	01-4-110-4010	1,759,869	1,769,385	1,769,385	1,769,385
Hotel / Motel Tax	01-4-110-4011	2,580	3,356	3,356	3,440
Auto Rental Tax	01-4-110-4012	6,794	6,480	6,480	7,020
Muni Infrastructure Maint	01-4-110-4013	131,451	142,800	142,800	119,400
State Income Tax	01-4-110-4100	2,710,101	2,451,043	2,451,043	2,577,688
Home Rule Sales Tax	01-4-110-4109	0	0	0	1,200,000
Muni Sales Tax	01-4-110-4110	3,427,288	3,471,350	3,471,350	3,634,459
Sales Tax to Developer	01-4-110-4111	0	0	0	0
Local Use Tax	01-4-110-4112	663,705	672,885	672,885	811,045
Local Motor Fuel Tax	01-4-110-4113	0	0	0	558,000
Replacement Tax	01-4-110-4120	433,270	505,727	505,727	469,498
Repl Tax Dist to Pensions	01-4-110-4121	(260,246)	(268,051)	(268,051)	(268,051)
State Grants	01-4-110-4150	0	0	0	0
Grants (Ndevelopment)	01-4-110-4151	0	0	0	0
Business License	01-4-110-4200	15,340	17,850	17,850	16,595
Liquor License & Fines	01-4-110-4210	157,450	114,700	114,700	117,700
Amusement Machine	01-4-110-4230	9,800	10,300	10,300	73,800
Court Fines	01-4-110-4400	326,214	313,271	313,271	338,850
Parking Fines	01-4-110-4410	12,731	5,975	5,975	20,825
Seized Vehicle Fee	01-4-110-4420	90,450	79,200	79,200	78,000
Engr Fees-Subdivision	01-4-110-4430	0	20,000	20,000	20,000
Video Gambling	01-4-110-4440	279,016	273,600	273,600	336,000
Franchise Fees	01-4-110-4450	279,541	282,795	282,795	280,434
Comcast Fees	01-4-110-4455	2,161	0	0	0
Death/Birth Certificates	01-4-110-4460	18,818	18,379	18,379	19,528
Accident/Fire Reports	01-4-110-4470	6,060	5,370	5,370	6,478
Annexation/Plat Fees	01-4-110-4471	0	20,000	20,000	20,000
Tipping Fees	01-4-110-4472	83,374	84,500	84,500	81,156
Fuel Charges (outside vendors)	01-4-110-4550	211,852	245,876	245,876	230,246
Interest Income	01-4-110-4600	55,203	74,750	74,750	141,000
Misc Revenues	01-4-110-4900	13,513	26,700	26,700	24,600
Heritage Days	01-4-110-4901	88,700	0	0	0
Historic Preservation: Fund Raising	01-4-110-4902	8,115	0	0	0
Historic Preservation: Grant Reimb	01-4-110-4903	0	0	0	0
Operating Transfer in (Reserves)	01-4-110-9998	22,511	676,844	676,844	0
Total General Administration Revenues		10,555,659	11,025,085	11,025,085	12,687,096
Salaries - Elected Officials	01-5-110-5000	213,878	214,542	214,542	215,212
Salaries - Regular - FT	01-5-110-5010	226,431	230,962	230,962	241,286
Group Health Insurance	01-5-110-5130	454,004	518,757	518,757	527,147
Health Ins Claims Paid (Dental)	01-5-110-5131	29,788	35,000	35,000	35,000
Group Life Insurance	01-5-110-5132	1,380	1,450	1,450	1,458
Unemployment Compensation	01-5-110-5136	0	0	0	0
Health Insurance Reimbursement	01-4-110-4540	(156,966)	(160,588)	(160,588)	(148,333)
Meeting & Conferences	01-5-110-5154	13,285	14,850	14,850	14,850
Subscriptions/Ed Materials	01-5-110-5156	432	650	650	650
Gen Admin Personnel & Benefit Expenses		782,231	855,623	855,623	887,270
Repairs/Maint - Bldgs	01-5-110-6010	19,804	24,200	24,200	24,340
Repairs/Maint - Equip	01-5-110-6020	3,925	5,000	5,000	5,000
Legal	01-5-110-6110	6,083	22,000	22,000	15,600
Other Professional Services	01-5-110-6190	2,169	5,000	5,000	45,000
Grant Expenses (Ndev)	01-5-110-6191	0	0	0	0
Telephone	01-5-110-6200	21,935	21,630	21,630	22,490
Codification	01-5-110-6225	5,231	2,000	2,000	2,000
Other Communications	01-5-110-6290	2,806	3,330	3,330	3,420
Gen Admin Contractual Expenses		61,953	83,160	83,160	117,850

General Administration (cont)	Account #	Actual FY 18	FY 19 Budget	REVISED Budget FY 19	FY 20 Budget Request
Office Supplies	01-5-110-7020	45,068	56,500	56,500	76,700
Gas and Oil	01-5-110-7030	0	170,000	170,000	162,943
Other Supplies	01-5-110-7800	5,282	6,800	6,800	6,800
Gen Admin Supplies Expenses		50,350	233,300	233,300	246,443
Miscellaneous Expense	01-5-110-7900	83,627	79,930	79,930	93,730
Reimb of Seized Vehicle Fee	01-5-110-7901	600	0	0	0
Heritage Days	01-5-110-7902	74,996	0	0	0
Comcast Charges	01-5-110-7903	0	0	0	0
Operating Transfers Out	01-5-110-9999	383,828	599,243	599,243	1,763,646
Total General Administration Expenses		1,437,585	1,851,256	1,851,256	3,108,939
NET GENERAL ADMINISTRATION		9,118,074	9,173,829	9,173,829	9,578,157
General Fund - Audit Department					
RE Taxes - Audit	01-4-130-4010	20,041	20,000	20,000	20,000
Accounting & Auditing	01-5-130-6100	34,920	36,500	36,500	36,500
NET - AUDIT DEPARTMENT		(14,879)	(16,500)	(16,500)	(16,500)
General Fund - IMRF Department					
RE Taxes - IMRF	01-4-140-4010	65,143	65,000	65,000	65,000
Replacement Tax	01-4-140-4120	90,889	93,615	93,615	90,889
Interest Income	01-4-140-4600	0	0	0	0
Expense Reimbursement	01-4-140-4940	24,893	31,340	31,340	25,505
Total IMRF Revenues		180,924	189,955	189,955	181,394
IMRF Premium Expense	01-5-140-5120	194,161	179,872	179,872	149,896
NET - IMRF DEPARTMENT		(13,236)	10,083	10,083	31,498
General Fund - Social Security Department					
RE Taxes - FICA/Med	01-4-150-4010	200,386	200,000	200,000	200,000
Expense Reimbursement	01-4-150-4940	128,779	134,731	134,731	137,722
Library Expense Reimbursement	01-4-150-4941	28,653	30,600	30,600	30,600
Total Soc Security Revenues		357,818	365,331	365,331	368,322
FICA Expense	01-5-150-5110	202,748	217,739	217,739	226,129
Medicare Expense	01-5-150-5112	128,761	138,284	138,284	141,874
Total Soc Security Expenses		331,509	356,023	356,023	368,003
NET - SOCIAL SECURITY DEPT		26,310	9,308	9,308	319
General Fund - Liability Insurance Dept					
RE Taxes - Ins Liability	01-4-160-4010	290,560	300,000	300,000	300,000
Expense Reimbursement	01-4-160-4940	0	0	0	0
Total Liability Insurance Revenues		290,560	300,000	300,000	300,000
Insurance Premium	01-5-160-6800	452,759	488,060	488,060	480,375
NET - LIABILITY INSURANCE DEPT		(162,198)	(188,060)	(188,060)	(180,375)

Police Department	Account #	Actual	FY 19	REVISED	FY 20
		FY 18	Budget	Budget	Budget
				FY 19	Request
RE Property Tax	01-4-210-4010	1,107,756	1,201,417	1,201,417	1,201,417
Grants	01-4-210-4150	26,682	29,760	29,760	27,000
Sex Offender Registration Fee	01-4-210-4480	7,510	5,000	5,000	5,000
Miscellaneous Revenues	01-4-210-4900	183,034	175,287	175,287	212,247
Expense Reimbursement	01-4-210-4940	4,558	0	0	0
Sale of Assets	01-4-210-4950	11,970	0	0	0
Total Police Department Revenues		1,341,510	1,411,464	1,411,464	1,445,664
Salary - Regular - FT	01-5-210-5010	3,356,982	3,533,117	3,533,117	3,667,877
Overtime	01-5-210-5040	315,416	400,000	400,000	406,100
Police Pension	01-5-210-5122	1,087,715	1,181,417	1,181,417	1,237,250
Health Insurance	01-5-210-5130	832,854	911,807	911,807	945,642
Dental Insurance	01-5-210-5131	54,588	50,000	50,000	55,000
Unemployment	01-5-210-5136	10,393	0	0	0
Uniform Allowance	01-5-210-5140	67,481	72,367	72,367	73,430
Training	01-5-210-5152	58,459	83,305	83,305	81,305
Police Dept Personnel & Benefit Expenses		5,783,888	6,232,013	6,232,013	6,466,604
Repair/Maint-Equipment	01-5-210-6020	9,974	20,656	20,656	27,775
Repair/Maint-Vehicles	01-5-210-6030	77,071	99,050	99,050	103,825
Telephone/Utilities	01-5-210-6200	41,676	43,800	43,800	44,000
Physical Exams	01-5-210-6810	0	2,135	2,135	2,135
Community Policing	01-5-210-6816	7,830	9,500	9,500	13,500
K 9 Program Expenses	01-5-210-6818	15,594	5,550	5,550	7,050
Sex Offender State Disburse	01-5-210-6835	2,985	3,250	3,250	2,500
Police Department - Contractual Expenses		155,130	183,941	183,941	200,785
Office Supplies	01-5-210-7020	6,410	10,850	10,850	12,650
Gas & Oil	01-5-210-7030	99,686	100,000	100,000	112,500
Operating Supplies	01-5-210-7040	24,661	45,185	45,185	46,665
Miscellaneous Expense	01-5-210-7900	35,483	40,800	40,800	33,300
Police Department - Supplies Expense		166,239	196,835	196,835	205,115
Equipment	01-5-210-8200	39,105	74,830	74,830	69,700
Vehicles	01-5-210-8300	0	0	0	0
Total Police Department Expenses		6,144,362	6,687,619	6,687,619	6,942,204
NET - POLICE DEPARTMENT		(4,802,851)	(5,276,155)	(5,276,155)	(5,496,540)
Public Safety Building Department					
Salaries - Regular - FT	01-5-215-5010	639,282	708,098	708,098	684,286
Other (FICA & IMRF)	01-5-215-5079	110,385	124,979	124,979	120,777
Other Contractual Services	01-5-215-6890	299,760	283,232	283,232	308,232
NET - PUBLIC SAFETY BLDG DEPT		(1,049,427)	(1,116,309)	(1,116,309)	(1,113,295)

Fire Department	Account #	Actual FY 18	FY 19 Budget	REVISED Budget FY 19	FY 20 Budget Request
RE Property Tax	01-4-220-4010	990,630	1,021,132	1,021,132	1,021,132
Grants	01-4-220-4150	15,756	5,000	5,000	0
Miscellaneous Revenues	01-4-220-4900	13,980	25,000	25,000	25,000
Expense Reimbursement	01-4-220-4940	37,771	0	0	0
Sale of Assets	01-4-220-4950	10,100	10,000	10,000	0
Total Fire Department Revenues		1,068,237	1,061,132	1,061,132	1,046,132
Salaries - Regular - FT	01-5-220-5010	2,068,634	2,157,165	2,157,165	2,194,419
Overtime	01-5-220-5040	136,531	183,250	183,250	188,000
Fire Pension	01-5-220-5124	970,589	1,001,132	1,001,132	1,036,418
Health Insurance	01-5-220-5130	495,624	507,253	507,253	550,039
Dental Insurance	01-5-220-5131	27,129	32,000	32,000	32,000
Unemployment Insurance	01-5-220-5136	0	0	0	0
Uniform Allowance	01-5-220-5140	29,483	32,300	32,300	32,400
Training	01-5-220-5152	18,816	20,600	20,600	20,000
Fire Depart Personnel & Benefits Expenses		3,746,806	3,933,700	3,933,700	4,053,276
Repair/Maint-Bldg	01-5-220-6010	47,640	42,350	42,350	40,000
Repair/Maint-Equipment	01-5-220-6020	7,890	14,200	14,200	14,200
Repair/Maint-Vehicles	01-5-220-6030	36,583	53,500	53,500	53,500
Telephone/Utilities	01-5-220-6200	19,203	15,240	15,240	15,240
Physical Exams	01-5-220-6810	709	2,500	2,500	2,500
Fire Prevention	01-5-220-6822	10,252	12,000	12,000	12,000
EMS	01-5-220-6824	9,761	11,500	11,500	11,500
Fire Department - Contractual Expenses		132,037	151,290	151,290	148,940
Office Supplies	01-5-220-7020	11,666	14,100	14,100	14,100
Gas & Oil	01-5-220-7030	18,927	20,000	20,000	20,000
Operating Supplies	01-5-220-7040	8,607	8,000	8,000	8,000
Miscellaneous Expense	01-5-220-7900	589	1,000	1,000	1,000
Fire Department - Supplies Expenses		39,788	43,100	43,100	43,100
Equipment	01-5-220-8200	42,800	25,000	25,000	25,000
Total Fire Department Expenses		3,961,431	4,153,090	4,153,090	4,270,316
NET - FIRE DEPARTMENT		(2,893,194)	(3,091,958)	(3,091,958)	(3,224,184)
Police & Fire Commission Department					
Physical Exams	01-5-225-6810	18,664	16,500	16,500	16,500
Other Contractual Services	01-5-225-6890	21,303	10,015	10,015	10,015
NET - POLICE & FIRE COMMISSION		(39,966)	(26,515)	(26,515)	(26,515)

		Actual	FY 19	REVISED	FY 20
	Account #	FY 18	Budget	Budget	Budget
Community Development				FY 19	Request
Building Permits	01-4-230-4300	106,298	205,259	205,259	158,827
Electric Permits	01-4-230-4310	13,271	19,965	19,965	18,619
Electrician Certification Fees	01-4-230-4315	4,200	3,050	3,050	3,200
Plumbing Permits	01-4-230-4320	10,390	12,626	12,626	10,641
HVAC Permits	01-4-230-4330	4,224	5,500	5,500	5,500
Plan Review Fees	01-4-230-4340	7,826	40,000	40,000	31,298
Sidewalk/Lot Grading Fee	01-4-230-4350	1,360	1,575	1,575	1,156
Insulation Permits	01-4-230-4360	1,238	1,812	1,812	1,639
Zoning Review Fee	01-4-230-4370	2,910	3,535	3,535	3,384
Code Enforcement	01-4-230-4380	6,400	5,900	5,900	6,500
Other Permits	01-4-230-4390	4,730	5,861	5,861	5,488
Miscellaneous Revenues	01-4-230-4900	103	250	250	200
Expense Reimbursement	01-4-230-4940	1,371	2,000	2,000	3,420
Planning Fees	01-4-230-4950	11,872	13,500	13,500	12,900
Planning Misc	01-4-230-4955	2,060	1,000	1,000	700
Community Dev - Revenues		178,251	321,833	321,833	263,472
Salaries- Regular - FT	01-5-230-5010	207,201	252,208	252,208	256,305
FICA	01-5-230-5079	15,851	19,294	19,294	19,607
IMRF	01-5-230-5120	24,893	31,340	31,340	25,505
Health Ins Expense	01-5-230-5130	69,551	98,917	98,917	83,997
Dental Insurance	01-5-230-5131	3,804	5,000	5,000	5,000
Unemployment	01-5-230-5136	0	0	0	0
Training	01-5-230-5152	1,356	4,000	4,000	5,000
Building Dept Personnel & Benefits Expense		322,655	410,759	410,759	395,414
Repair/Maint - Equip	01-5-230-6020	6,479	5,500	5,500	6,100
Repair/Maint - Vehicles	01-5-230-6030	0	1,500	1,500	1,000
Other Professional Services	01-5-230-6190	45,940	46,000	46,000	47,000
Telephone	01-5-230-6200	2,049	3,000	3,000	2,400
Postage	01-5-230-6210	3,373	2,000	2,000	3,200
Printing & Publishing	01-5-230-6220	3,362	2,875	2,875	2,875
Building Department - Contractual Expenses		61,202	60,875	60,875	62,575
Office Supplies	01-5-230-7020	6,661	7,100	7,100	8,500
Gas & Oil	01-5-230-7030	593	1,700	1,700	1,000
Miscellaneous Expense	01-5-230-7900	503	1,000	1,000	750
Operating Transfer Out	01-5-230-9999	0	0	0	0
Building Department - Supplies Expenses		7,757	9,800	9,800	10,250
Total Building Department Expenses		391,614	481,434	481,434	468,239
NET - BUILDING DEPARTMENT		(213,363)	(159,601)	(159,601)	(204,767)
Civil Defense Department					
RE Tax - Civil Defense	01-4-240-4010	7,031	7,000	7,000	7,000
Miscellaneous Revenues	01-4-240-4900	631	0	0	0
Miscellaneous Expense	01-5-240-7900	83,747	7,000	7,000	7,000
NET - CIVIL DEFENSE DEPARTMENT		(76,085)	0	0	0

		Actual	FY 19	REVISED	FY 20
	Account #	FY 18	Budget	Budget	Budget
Street Department				FY 19	Request
RE Tax - Road & Bridge	01-4-310-4010	320,366	320,000	320,000	320,000
Grants	01-4-310-4150	60,503	0	0	0
Sidewalk/Driveway/Lot Grading	01-4-310-4350	2,220	2,000	2,000	2,000
Miscellaneous Revenues	01-4-310-4900	1,822	3,000	3,000	3,000
Expense Reimbursement	01-4-310-4940	34,421	10,000	10,000	10,000
Expense Reimbursement	01-5-310-4940	(210,670)	0	0	0
Sale of Assets	01-5-310-4950	0	0	0	0
Street Department - Revenues		208,662	335,000	335,000	335,000
Salaries - Regular - FT	01-5-310-5010	580,407	623,098	623,098	672,391
Overtime	01-5-310-5040	37,417	40,000	40,000	40,000
Health Insurance	01-5-310-5130	220,842	233,560	233,560	180,060
Uniform Allowance	01-5-310-5140	16,329	15,000	15,000	16,000
Training	01-5-310-5152	293	1,500	1,500	1,500
Street Dept - Personnel & Benefits Expenses		855,288	913,158	913,158	909,951
Repair/Maint - Storm Drain	01-5-310-6001	27,989	25,000	25,000	30,000
Repair/Maint - St/Parking Lot	01-5-310-6002	119,637	95,000	95,000	95,000
Repair/Maint - Sidewalk/Curb	01-5-310-6003	54,681	40,000	40,000	40,000
Repair/Maint - Building	01-5-310-6010	14,190	13,000	13,000	9,700
Repair/Maint - Equipment	01-5-310-6020	114,315	110,000	110,000	110,000
Repair/Maint - Traffic Signal	01-5-310-6024	88,579	30,000	30,000	30,000
Telephone/Utilities	01-5-310-6200	7,633	6,500	6,500	7,000
Leaf Clean-up/Removal	01-5-310-6826	9,296	12,000	12,000	12,000
Street Department - Contractual Expenses		436,320	331,500	331,500	333,700
Office Supplies	01-5-310-7020	4,708	6,000	6,000	6,000
Gas & Oil	01-5-310-7030	73,272	75,000	75,000	75,000
Operating Supplies	01-5-310-7040	32,087	25,000	25,000	25,000
Miscellaneous Expense	01-5-310-7900	1,166	2,000	2,000	2,000
Street Department - Supplies Expenses		111,233	108,000	108,000	108,000
Equipment	01-5-310-8200	0	0	0	0
Total Street Department Expenses		1,402,840	1,352,658	1,352,658	1,351,651
NET - STREET DEPARTMENT		(1,194,178)	(1,017,658)	(1,017,658)	(1,016,651)
Street Lighting					
RE Tax - Street Lighting	01-4-330-4010	200,386	210,000	210,000	210,000
Expense Reimbursement	01-4-330-4940	0	0	0	0
Repair/ Maint - Street Light	01-5-330-6022	140,835	40,000	40,000	40,000
Street Lighting - Electricity	01-5-330-6310	278,690	280,000	280,000	240,000
NET - STREET LIGHTING		(219,140)	(110,000)	(110,000)	(70,000)

	Account #	Actual FY 18	FY 19 Budget	REVISED Budget FY 19	FY 20 Budget Request
Landfill					
RE Tax - Refuse/Landfill	01-4-335-4010	45,102	50,000	50,000	50,000
Miscellaneous Revenues	01-4-335-4900	0	0	0	0
Miscellaneous Expenses	01-5-335-7900	68,103	56,000	56,000	54,000
NET - GARBAGE DEPARTMENT		(23,001)	(6,000)	(6,000)	(4,000)
Forestry Department					
RE Tax - Forestry	01-4-340-4010	35,081	40,000	40,000	40,000
Miscellaneous Revenues	01-4-340-4900	0	0	0	0
Forestry Department Revenues		35,081	40,000	40,000	40,000
Tree Removal or Purchase	01-5-340-6850	91,592	80,000	80,000	50,000
Miscellaneous Expense	01-5-340-7900	0	0	0	0
Forestry Department Expenses		91,592	80,000	80,000	50,000
NET - FORESTRY DEPARTMENT		(56,511)	(40,000)	(40,000)	(10,000)
Engineering Department					
Engineering	01-5-360-6140	31,642	27,000	27,000	27,000
Subdivision Expense	01-5-360-6824	1,508	10,000	10,000	10,000
Office Supplies	01-5-360-7020	7,013	8,000	8,000	7,600
Gas & Oil	01-5-360-7030	0	0	0	0
NET - ENGINEERING DEPARTMENT		(40,163)	(45,000)	(45,000)	(44,600)
Health / Social Services					
Council on Aging	01-5-410-6830	23,000	23,000	23,000	23,000
Demolition / Nuisance	01-5-410-6832	2,105	5,000	5,000	0
NET - HEALTH / SOCIAL SERVICES		(25,105)	(28,000)	(28,000)	(23,000)
Economic Development					
Planning Dept Services	01-5-610-6150	49,924	57,500	57,500	57,500
Economic / Business	01-5-610-6840	73,000	73,000	73,000	89,800
Tourism	01-5-610-6842	0	7,000	7,000	6,000
Historic Preservation	01-5-610-6844	32,977	4,000	4,000	4,000
NET - ECONOMIC DEVELOPMENT		(155,900)	(141,500)	(141,500)	(157,300)
Utility Tax					
Utility Tax - Electric	01-4-751-4131	1,364,571	1,459,907	1,459,907	1,438,703
Utility Tax - Gas	01-4-751-4132	328,639	325,813	325,813	327,226
Utility Tax - Telephone	01-4-751-4133	262,901	296,315	296,315	242,024
Expense Reimbursement	01-4-751-4940	40,939	0	0	0
Utility Tax Revenues		1,997,049	2,082,035	2,082,035	2,007,953
Columbia Ave (transfer to Capital)	01-5-751-8040	0	0	0	0
Downtown Streetscape	01-5-751-8052	0	0	0	0
Downtown Pavement Project	01-5-751-8054	0	0	0	0
Tripp Rd. Reconstruction	01-5-751-8056	47,257	0	0	0
Southside Storm Sewer Study	01-5-751-8058	87,499	0	0	0
Bellwood Detention Basin	01-5-751-8060	27,479	0	0	0
Poplar Grove/ Lawrenceville Int	01-5-751-8062	0	12,000	12,000	0
Utility Tax Expenses		162,235	12,000	12,000	0
NET - UTILITY TAX		1,834,815	2,070,035	2,070,035	2,007,953
TOTAL GENERAL FUND REVENUES		16,486,944	17,418,835	17,418,835	18,962,033
TOTAL GENERAL FUND EXPENSES		16,486,944	17,418,835	17,418,836	18,931,834
NET REV OVER (UNDER) EXP		0	0	0	30,199
Ending Cash		7,776,446	7,099,602	7,099,602	7,129,801

WATER / SEWER FUND

Line Item	Account #	Actual FY 18	FY 19 Budget	REVISED Budget FY 19	FY 20 Budget Request
Beginning Cash & Investments - Fund		8,527,724	7,238,018	7,238,018	7,251,186
Water / Sewer General Administration					
Beginning Cash & Investments		0	0	0	0
Miscellaneous Revenues	61-4-110-4900	0	0	0	0
Ending Cash		0	0	0	0
Water Department					
Beginning Cash & Investments		590,508	430,244	430,244	440,595
Water Consumption	61-4-810-4500	2,143,711	2,191,072	2,191,072	2,119,105
Dep on Agr - Westhills	61-4-810-4521	0	0	0	0
Meters Sold	61-4-810-4530	93,455	87,650	87,650	93,650
Other Services	61-4-810-4590	7,813	7,500	7,500	7,500
Interest	61-4-810-4600	2,333	0	0	2,000
Miscellaneous Revenues	61-4-810-4900	0	0	0	0
Expense Reimbursement	61-4-810-4940	39,267	0	0	0
Sale of Assets	61-4-810-4950	0	0	0	0
Operating Transfers-in (Reserves)	61-4-810-9998	0	0	0	0
Total Water Department Revenues		2,286,579	2,286,222	2,286,222	2,222,255
Salaries - Regular - FT	61-5-810-5010	566,222	577,070	577,070	600,762
Overtime	61-5-810-5040	28,055	35,000	35,000	35,000
FICA	61-5-810-5079	49,317	45,100	45,100	48,636
IMRF	61-5-810-5120	73,542	73,011	73,011	63,258
Group Health Insurance	61-5-810-5130	246,826	245,391	245,391	208,390
Uniform Allowance	61-5-810-5140	7,257	13,000	13,000	12,600
Rep & Maint - Infrastructure	61-5-810-6000	136,623	70,000	70,000	72,000
Rep & Maint - Buildings	61-5-810-6010	14,405	24,500	24,500	16,000
Rep & Maint - Equipment	61-5-810-6020	32,237	33,000	33,000	33,000
Rep & Maint - Vehicles	61-5-810-6030	12,583	20,000	20,000	20,000
Rep & Maint - Contractual	61-5-810-6040	66,355	85,000	85,000	85,000
Other Professional Services	61-5-810-6190	2,132	12,000	12,000	12,000
Telephone	61-5-810-6200	9,220	9,000	9,000	9,000
Postage	61-5-810-6210	17,831	22,000	22,000	20,000
Utilities	61-5-810-6300	255,296	260,000	260,000	260,000
Office Equip Rental/Maint	61-5-810-6410	29,265	30,300	30,300	28,000
Liability Insurance	61-5-810-6800	111,448	136,884	136,884	122,560
Lab Expense	61-5-810-6812	30,984	36,000	36,000	36,000
Office Supplies	61-5-810-7020	8,530	9,000	9,000	9,000
Gas & Oil	61-5-810-7030	17,057	20,000	20,000	20,000
Operating Supplies	61-5-810-7040	60,663	65,000	65,000	65,000
Chemicals	61-5-810-7050	85,026	90,000	90,000	90,000
Meters	61-5-810-7060	41,995	20,000	20,000	20,000
Bad Debt Expense	61-5-810-7850	281	2,000	2,000	2,000
Miscellaneous Expenses	61-5-810-7900	4,077	8,400	8,400	7,000
Equipment	61-5-810-8200	0	0	0	0
Transfer Out	61-5-810-9999	0	0	0	0
Depreciaton Set Aside		314,772	324,215	324,215	334,000
Bond Pmt Set Aside		213,350	10,000	10,000	0
Total Water Department Expenses		2,435,349	2,275,871	2,275,871	2,229,206
Net Water Department		(148,770)	10,351	10,351	(6,951)
Change in Accounts Receivable (YTD)		(11,494)			
Ending Cash & Investments		430,244	440,595	440,595	433,644

Line Item	Account #	Actual FY 18	FY 19 Budget	REVISED Budget FY 19	FY 20 Budget Request
Sewer Department					
Beginning Cash & Investments		965,295	797,981	797,981	299,675
Sewer Consumption	61-4-820-4500	3,349,266	3,172,429	3,172,429	3,287,944
Dep on Agr - Westhills	61-4-820-4521	0	0	0	0
Meters Sold	61-4-820-4530	92,004	87,650	87,650	93,650
Other Services	61-4-820-4590	27,739	25,000	25,000	25,000
Interest	61-4-820-4600	931	0	0	1,350
Miscellaneous Revenues	61-4-820-4900	100	0	0	0
Expense Reimbursement	61-4-820-4940	123,351	0	0	0
Operating Transfers-In (Reserves)	61-4-820-9998	500,000	500,000	500,000	500,000
Total Sewer Department Revenues		4,093,391	3,785,079	3,785,079	3,907,944
Salaries - Regular - FT	61-5-820-5010	575,315	626,958	626,958	634,759
Overtime	61-5-820-5040	46,506	55,000	55,000	55,000
FICA	61-5-820-5079	40,034	49,585	49,585	52,767
IMRF	61-5-820-5120	76,818	82,337	82,337	68,631
Group Health Insurance	61-5-820-5130	234,151	223,259	223,259	179,480
Dental Insurance	61-5-820-5131	0	0	0	0
Uniform Allowance	61-5-820-5140	20,427	17,000	17,000	19,000
Travel	61-5-820-5151	0	0	0	0
Rep & Maint - Lift Stations	61-5-820-6005	29,795	20,000	20,000	20,000
Rep & Maint - Buildings	61-5-820-6010	91,703	123,000	123,000	123,000
Rep & Maint - Equipment	61-5-820-6020	54,797	0	0	0
Rep & Maint - Vehicles	61-5-820-6030	29,372	25,000	25,000	26,000
Rep & Maint - Contractual	61-5-820-6040	18,343	100,000	100,000	100,000
Other Professional Services	61-5-820-6190	103,291	73,500	73,500	73,500
Telephone	61-5-820-6200	9,369	11,000	11,000	11,000
Postage	61-5-820-6210	17,692	20,000	20,000	18,000
Utilities	61-5-820-6300	212,511	230,000	230,000	230,000
Office Equip Rental / Maint	61-5-820-6410	3,077	6,000	6,000	6,000
Liability Insurance	61-5-820-6800	132,345	142,500	142,500	145,580
Lab Expense	61-5-820-6812	27,530	50,000	50,000	40,000
Sludge Disposal	61-5-820-6814	7,240	10,000	10,000	10,000
Office Supplies	61-5-820-7020	8,613	8,000	8,000	8,000
Gas & Oil	61-5-820-7030	18,551	35,000	35,000	30,000
Operating Supplies	61-5-820-7040	20,120	20,000	20,000	20,000
Chemicals	61-5-820-7050	24,826	60,000	60,000	45,000
Meters	61-5-820-7060	30,521	20,000	20,000	20,000
Bad Debt Expense	61-5-820-7850	341	4,000	4,000	4,000
Miscellaneous Expense	61-5-820-7900	2,430	5,000	5,000	5,000
Equipment	61-5-820-8200	0	0	0	0
Operating Transfer Out	61-5-820-9999	500,000	500,000	500,000	500,000
		2,335,718	2,517,139	2,517,139	2,444,717
Collection System Expenses					
Salaries - Regular - FT	61-5-830-5010	284,555	304,959	304,959	308,462
Overtime	61-5-830-5040	23,638	30,000	30,000	30,000
FICA	61-5-820-5079	23,577	25,624	25,624	25,892
IMRF	61-5-820-5120	39,176	42,026	42,026	33,677
Group Health Ins	61-5-820-5130	101,803	110,737	110,737	95,980
Uniform Allowance	61-5-830-5140	5,200	6,600	6,600	6,600
Rep & Maint - Infrastructure	61-5-830-6000	37,085	40,000	40,000	40,000
Rep & Maint - Equipment	61-5-830-6020	23,840	12,000	12,000	12,000
Rep & Maint - Vehicles	61-5-830-6030	17,076	20,000	20,000	20,000
Office Equip Rent/Maint	61-5-830-6410	26,106	30,300	30,300	30,000
Gas & Oil	61-5-830-7030	9,109	10,000	10,000	10,000

Line Item	Account #	Actual FY 18	FY 19 Budget	REVISED Budget FY 19	FY 20 Budget Request
Operating Supplies	61-5-830-7040	16,220	20,000	20,000	20,000
Misc Expense	61-5-830-7900	569	3,000	3,000	3,000
Equipment	61-5-830-8200	0	0	0	0
Depreciation Set Aside		466,544	431,000	431,000	500,000
Bond Pmt Set Aside		338,350	180,000	180,000	145,000
Total Sewer Department Expenses		3,748,570	3,783,385	3,783,385	3,725,328
Net Sewer Department		344,821	1,694	1,694	182,616
Change in Accounts Receivable		(12,135)	0	0	0
Ending Cash & Investments		797,981	299,675	299,675	482,291
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Bond Reserves (necessary per bond ordinances)					
Beginning Cash & Investments		588,709	591,698	591,698	241,698
Interest Income		2,989	0	0	0
Transfer Out: Bond Payment			350,000	350,000	220,000
Ending Cash & Investments		591,698	241,698	241,698	21,698
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Connection Fees / Deposits on Agreement Accounting					
Beginning Cash & Investments		3,981,393	2,645,840	2,645,840	3,251,340
Sources					
Interest Income		26,613	32,000	32,000	45,000
Connection Fees	61-4-810-4510	47,382	30,000	30,000	20,000
Deposits on Agreement	61-4-810-4520	1,045	2,500	2,500	2,500
Connection Fees	61-4-820-4510	91,511	36,000	36,000	24,000
Deposits on Agreement	61-4-820-4520	4,674	5,000	5,000	5,000
Connection Fee Set-Aside/ Loan Repayment		0	500,000	500,000	500,000
TOTAL Sources		171,225	605,500	605,500	596,500
Uses					
Construction in Progress - Water		0	0	0	0
Construction in Progress - Sewer		0	0	0	0
Building	61-1730	0	0	0	0
Equip & Vehicles - 1750	61-1750	0	0	0	0
Building		0	0	0	0
Loan to Depreciation Fund		1,506,778	0	0	0
TOTAL Uses		1,506,778	0	0	0
Ending Cash & Investments		2,645,840	3,251,340	3,251,340	3,847,840

Line Item	Account #	Actual FY 18	FY 19 Budget	REVISED Budget FY 19	FY 20 Budget Request
Depreciation Funding					
Beginning Cash & Investments		2,204,050	2,565,730	2,565,730	2,505,445
Sources					
Interest Income		21,512	25,500	25,500	37,500
Loan Funds & Grant Funds		0	0	0	4,699,000
Misc		0	0	0	0
Depreciation set aside - Water (for Plant)		314,772	324,215	324,215	334,000
Depreciation set aside - Water (for System)		0	0	0	0
Depreciation set aside - Sewer (for System)		966,544	981,000	981,000	1,000,000
Depreciation set aside - Sewer (for Repl)		0	0	0	0
Loan From Connection Fees		1,506,778	0	0	0
TOTAL Sources		2,809,606	1,330,715	1,330,715	6,070,500
Uses					
Construction in Progress - Water		800,150	91,000	91,000	0
Construction in Progress - Sewer		1,397,060	675,000	675,000	4,699,000
Equipment & Vehicles		250,716	125,000	125,000	505,000
Buildings		0	0	0	0
Transfer Out- Connection Fees Loan Payment		0	500,000	500,000	500,000
TOTAL Uses		2,447,926	1,391,000	1,391,000	5,704,000
Ending Cash & Investments		2,565,730	2,505,445	2,505,445	2,871,945
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Bond Payments Accounting					
Beginning Cash & Investments		122,163	130,895	130,895	136,804
Sources					
Interest Income		3,624	4,500	4,500	6,000
Bond Proceeds	61-4-110-4901	0	0	0	0
Operating Transfer In	61-4-110-9998	0	0	0	0
Bond Pmt Set Aside		551,700	540,000	540,000	365,000
TOTAL Sources		555,324	544,500	544,501	371,000
Uses					
Debt Serv - Principal	61-5-110-8910	502,335	503,618	503,618	364,917
Debt Serv - Interest	61-5-110-8920	44,257	34,974	34,974	25,074
Fiscal Charges	61-5-110-8930	0	0	0	0
Bond Issuance Cost	61-5-110-9031	0	0	0	0
TOTAL Uses		546,592	538,592	538,592	389,991
Ending Cash & Investments		130,895	136,803	136,804	117,813
Gross Revenues (excludes set asides)		6,079,320	5,706,801	5,706,801	10,469,199
Gross Expenditures (excludes set asides)		7,345,421	5,693,633	5,693,633	10,069,525
NET CASH FLOW		(1,266,101)	13,168	13,168	399,674
Change in Accounts Receivable		(23,605)	0	0	0
Ending Cash & Investments - Fund		7,238,018	7,251,186	7,251,186	7,650,860

Line Item	Account #	Actual FY 18	FY 19 Budget	REVISED Budget FY 19	FY 20 Budget Request
Motor Fuel Tax Fund #10					
Cash Balance - beginning		1,014,196	343,790	343,790	236,246
<u>Revenues</u>					
State Allotment	10-4-310-4140	650,709	647,500	647,500	650,000
IL Jobs Now		0	0	0	0
Interest on Investments	10-4-310-4600	6,688	656	656	3,000
Misc Revenues	10-4-310-4900	28,852	29,300	29,300	28,519
Total Revenues		686,249	677,456	677,456	681,519
<u>Expenditures</u>					
Street Maintenance	10-5-310-6000	129,645	220,000	220,000	220,000
Contracted Work	10-5-310-6000	1,227,009	565,000	565,000	665,000
Miscellaneous Expenditures	10-5-310-7900	0	0	0	0
Total Expenditures		1,356,654	785,000	785,000	885,000
Cash Balance - ending		343,790	236,246	236,246	32,765

Kishwaukee TIF Fund #13					
Cash Balance - beginning		429,753	429,742	429,742	438,578
<u>Revenues</u>					
Property Taxes	13-4-110-4010	52,357	50,000	50,000	22,000
Interest Income	13-4-110-4600	0	0	0	0
Misc Revenue	13-4-110-4900	0	0	0	0
Total Revenues		52,357	50,000	50,000	22,000
<u>Expenditures</u>					
Tax Increment Dist - Int	13-5-110-8920	39,456	41,164	41,164	8,750
Tax Increment Dist - Prin	13-5-110-8930	0	0	0	0
Other Contractual Services	13-5-110-6890	0	0	0	0
Miscellaneous Expense	13-5-110-7900	12,913	0	0	0
Total Expenditures		52,368	41,164	41,164	8,750
Cash Balance - ending		429,742	438,578	438,578	451,828

Line Item	Account #	Actual FY 18	FY 19 Budget	REVISED Budget FY 19	FY 20 Budget Request
<u>Kishwaukee II TIF Fund #15</u>					
Cash Balance - beginning		4,915	4,915	4,915	4,915
Revenues					
Property Tax	15-4-110-4010	0	0	0	0
Interest Income	15-4-110-4600	0	0	0	0
Total Revenues		0	0	0	0
Expenditures					
Other Contractual Services	15-5-110-6890	0	0	0	0
Miscellaneous Expense	15-5-110-7900	0	0	0	0
Total Expenditures		0	0	0	0
Cash Balance - ending		4,915	4,915	4,915	4,915

<u>Sp Serv Areas # 2 (Farmington Fields) Fund #16</u>					
Cash Balance - beginning		8,225	7,663	7,663	7,663
Revenues					
Property Tax	16-4-110-4010	15,258	15,500	15,500	16,500
Interest Income	16-4-110-4600	0	0	0	0
Total Revenues		15,258	15,500	15,500	16,500
Expenditures					
Maintenance Expense	16-5-110-6090	14,265	15,000	15,000	15,500
Misc Expense	16-5-110-7900	1,555	500	500	0
Total Expenditures		15,820	15,500	15,500	15,500
Cash Balance - ending		7,663	7,663	7,663	8,663

* Note. Per Auditors request, SSA #2 and #3 were separated beginning FY 2017

<u>Sp Serv Areas # 3 (Farmington Fields) Fund #17</u>					
Cash Balance - beginning		3,306	3,503	3,503	3,503
Revenues					
Property Tax	17-4-110-4010	6,162	6,500	6,500	6,700
Interest Income	17-4-110-4600	0	0	0	0
Other		1,555	0	0	0
Total Revenues		7,717	6,500	6,500	6,700
Expenditures					
Maintenance Expense	17-5-110-6090	7,520	6,000	6,000	6,700
Misc Expense	17-5-110-7900	0	500	500	0
Total Expenditures		7,520	6,500	6,500	6,700
Cash Balance - ending		3,503	3,503	3,503	3,503

CAPITAL PROJECTS FUND #41

Public Benefit Account					
Cash Balance - beginning		45,103	10,474	10,474	549
Revenues					
Property Tax	41-4-110-4010	40,077	40,000	40,000	40,000
Expense Reimbursement	41-4-110-4940	16,280	0	0	0
Interest Income	41-4-110-4600	74	75	75	75
Transfer-In	41-4-110-9998	125,000	0	0	1,212,000
Total Revenues		181,431	40,075	40,075	1,252,075
Expenditures					
Miscellaneous Expenditures	41-5-110-7900	22,913	50,000	50,000	140,000
Infrastructure	41-5-110-8020	193,147	0	0	12,000
Logan Ave. Reconstruction	41-5-110-8021	0	0	0	0
Dawngate Detention Improvements	41-5-110-8022	0	0	0	600,000
Low Flow Channel 6th to Appleton	41-5-110-8023	0	0	0	500,000
Operating Transfer Out	41-5-110-9999	0	0	0	0
Total Expenditures		216,060	50,000	50,000	1,252,000
Cash Balance - ending		10,474	549	549	624

Line Item	Account #	Actual FY 18	FY 19 Budget	REVISED Budget FY 19	FY 20 Budget Request
Capital Assets Account					
Cash Balance - beginning		148,197	745,053	745,053	523,553
Grants	41-4-752-4150	0	0	0	0
Interest Income	41-4-752-4600	280	3,500	3,500	8,000
Miscellaneous Revenues	41-4-752-4900	0	0	0	0
Impact Fee Revenue	41-4-752-4910	723,421	0	0	0
Bank Loan Proceeds	41-4-752-4952	0	0	0	0
Operating Transfers In	41-4-752-9998	258,828	599,243	599,243	551,646
Capital Asset Revenues		982,529	602,743	602,743	559,646
Misc. Expense	41-5-752-7900	0	0	0	0
Building and Improvements	41-5-752-8100	1,884	225,000	225,000	25,000
Equipment	41-5-752-8200	123,157	283,780	283,780	222,980
Vehicles	41-5-752-8300	203,286	253,828	253,828	367,828
Bond / Loan Prin Payments	41-5-752-8910	50,000	55,000	55,000	55,000
Bond / Loan Int Payments	41-5-752-8920	7,345	6,635	6,635	5,838
Capital Asset Expenditures		385,672	824,243	824,243	676,646
Cash Balance - ending		745,053	523,553	523,553	406,553

Escrow Fund # 91					
Cash Balance - beginning		1,235,540	524,882	524,882	525,242
Other Fees	91-4-110-4490	0	0	0	0
Interest Income	91-4-110-4600	2,720	360	360	4,000
Miscellaneous Revenues	91-4-110-4900	0	0	0	0
Escrow/Land Cash Fees	91-4-110-4971	123,900	50,000	50,000	50,000
Total Revenues		126,620	50,360	50,360	54,000
Disbursement of Collected Fees		837,278	50,000	50,000	75,000
Total Expenditures		837,278	50,000	50,000	75,000
Cash Balance - ending		524,882	525,242	525,242	504,242

Line Item	Account #	Actual FY 18	FY 19 Budget	REVISED Budget FY 19	FY 20 Budget Request
Police Pension Fund					
Cash Balance - beginning		19,976,484	21,231,059	21,231,059	22,290,871
Revenues					
Property Tax		1,087,715	1,181,417	1,181,417	1,237,250
Replacement Tax		64,921	66,868	66,868	66,868
Interest Inc/Mkt Fluctuation		1,318,373	1,000,000	1,000,000	1,300,000
Contributions		310,449	316,715	316,715	340,000
Total Revenues		2,781,458	2,565,000	2,565,000	2,944,118
Expenditures					
Benefit Payments		1,445,201	1,452,688	1,452,688	1,495,700
Contribution Refunds		57,397	2,500	2,500	2,500
Other Expenditures		24,284	50,000	50,000	50,000
Total Expenditures		1,526,883	1,505,188	1,505,188	1,548,200
Cash Balance - ending		21,231,059	22,290,871	22,290,871	23,686,789

Fire Pension Fund					
Cash Balance - beginning		14,531,667	15,530,354	15,530,354	16,428,758
Revenues					
Property Tax		970,589	1,001,132	1,001,132	1,036,418
Replacement Tax		64,921	66,868	66,868	66,868
Interest Inc/Market Fluctuation		1,095,441	1,000,000	1,000,000	1,100,000
Contributions		191,818	203,029	203,029	207,185
Total Revenues		2,322,770	2,271,029	2,271,029	2,410,471
Expenditures					
Benefit Payments		1,286,360	1,320,125	1,320,125	1,338,550
Refund of Contributions		0	2,500	2,500	2,500
Other Expenditures		37,723	50,000	50,000	50,000
Total Expenditures		1,324,083	1,372,625	1,372,625	1,391,050
Cash Balance - ending		15,530,354	16,428,758	16,428,758	17,448,179

Ida Public Library
Budget

Revenue	2019-2020	2018-2019	2017-2018
40100 APPROPRIATION	\$711,000.00	\$710,939.00	\$686,566.00
41200 REPLACEMENT TAX	\$39,000.00	\$25,000.00	\$25,000.00
41214 FRIENDS	\$5,000.00		
41215 FRIENDS SUMMER	\$3,500.00		
41500 PER CAPITA	\$20,000.00	\$26,000.00	\$26,000.00
41514 LIST DIVIDENDS/INTEREST	\$2,000.00		
44750 NON RESIDENT FEES	\$16,500.00	\$16,500.00	\$21,000.00
44770 FINES	\$9,000.00	\$13,000.00	\$16,000.00
48000 INTEREST/MEMORIAL FUNDS	\$4,500.00	\$10,000.00	\$19,000.00
48001 RENT	\$20,200.00		
49000 OTHER	\$0.00	\$15,300.00	\$14,000.00
49001 FAX	\$3,000.00		
49004 COPY/PRINT	\$3,000.00		
49002 GUEST PASS	\$2,000.00		
49003 HISTORY BOOK	\$0.00		
49005 COMPUTER CARD	\$100.00		
49006 REPLACEMENT CARD	\$100.00		
49007 FLASH DRIVE	\$0.00		
49008 HEADPHONES	\$0.00		
49009 LOST/DAMAGED MATERIALS	\$1,200.00		
49010 REPLACEMENT BARCODE	\$0.00		
49011 COLLECTION AGENCY PAYMENTS	\$1,200.00		
49500 GIFT/DONATION	\$1,000.00	\$20,000.00	\$20,000.00
49501 IDA MERCHANDISE	\$200.00		
49600 MEETING ROOM	\$1,000.00	\$2,000.00	\$2,000.00
49601 PROCTORING	\$500.00		
90001 CC INCOME	\$0.00		
BUDGET CARRYOVER	\$0.00	\$35,000.00	\$35,434.00
	\$844,000.00	\$873,739.00	\$865,000.00
Expenses			
41005 LEGAL	\$200.00		
41006 AUDIT	\$5,000.00		
50100 DIRECTOR	\$54,000.00	\$55,744.00	\$54,651.00
50200 STAFF	\$391,500.00	\$344,569.00	\$337,813.00
51100 FICA/MEDICARE	\$32,000.00	\$32,000.00	\$32,491.00
51200 IMRF	\$52,000.00	\$52,000.00	\$52,000.00
51300 EMPLOYEE INSURANCE	\$40,000.00	\$50,000.00	\$50,000.00
51301 DEDUCTIBLE	\$16,000.00	\$16,000.00	\$18,000.00

Ida Public Library
Budget

51520 STAFF EDUCATION	\$1,500.00	\$2,500.00	\$2,500.00
PR		\$3,000.00	\$3,000.00
51561 BANK FEES	\$200.00	\$200.00	
51569 OUTREACH	\$300.00		
51570 HOSPITALITY	\$200.00		
51571 MERCHANDISE EXPENSES	\$200.00		
51572 ADVERTISING	\$3,000.00		
51562 COLLECTION AGENCY	\$750.00	\$500.00	
51564 PRINTING	\$500.00	\$500.00	
51565 POSTAGE	\$600.00	\$500.00	
51566 PROFESSIONAL EXPENSES	\$2,000.00	\$2,000.00	
51567 BOARD TRAINING	\$200.00	\$1,000.00	
51568 PATRON BOOK REPAY	\$500.00	\$500.00	
JANITORIAL		\$18,000.00	\$18,000.00
60100 BUILDING MAINTENCE/SUPPLIES	\$40,000.00	\$50,000.00	\$44,749.00
60101 RENTAL PROP EXPENSES	\$2,500.00		
60102 PROPERTY TAXES	\$6,000.00		
ONLINE		\$40,000.00	\$39,000.00
COMPUTER		\$37,000.00	\$36,000.00
62301 TECH-ANNUAL COSTS	\$4,400.00		
62302 TECH- HARDWARE	\$20,300.00		
62303 TECH- SOFTWARE	\$6,750.00		
62304 TECH- STATELINE	\$23,100.00		
62305 SERVICE SUBSCRIPTIONS	\$3,000.00		
62351 CONSORTIUM	\$8,000.00		
62352 DATABASES	\$3,600.00		
63000 UTILITIES	\$9,000.00	\$4,500.00	\$5,000.00
64100 MACHINE RENT	\$3,500.00	\$3,000.00	\$5,950.00
68000 INSURANCE	\$21,500.00	\$21,426.00	\$21,420.00
70200 LIBRARY SUPPLIES	\$23,000.00	\$23,000.00	\$23,000.00
BOOKS		\$72,500.00	\$72,426.00
73100 BOOKS (FUNDS)	\$2,000.00	\$8,000.00	\$8,000.00
73101 Y YA	\$6,000.00		
73102 Y SPANISH	\$2,000.00		
73103 Y NON FIC	\$4,000.00		
73104 Y EASY READER	\$2,000.00		
73105 Y FIC	\$5,000.00		
73106 A FIC	\$5,500.00		
73107 A NON FIC	\$2,500.00		
73108 A LP	\$5,400.00		
73109 A SPANISH	\$1,000.00		
73110 AUDIO ADULT	\$800.00		
73113 Y YA NF	\$2,000.00		
73114 Y PICTURE BOOKS	\$7,000.00		

Ida Public Library

Budget

73200 PERIODICALS	\$5,000.00	\$9,500.00	\$10,000.00
A-V		\$17,000.00	\$17,000.00
73301 A-V CD	\$800.00		
73302 A-V Y DVD	\$1,500.00		
73303 A-V A DVD	\$5,500.00		
73304 ELECTRONIC MATS	\$7,000.00		
PROGRAMMING		\$6,500.00	\$6,000.00
73401 PROGRAMMING ADULT	\$1,000.00		
73402 PROGRAMMING SUMMER NFY	\$500.00		
73403 PROGRAMMING YOUTH	\$1,000.00		
73404 LOCAL HISTORY	\$500.00		
73405 HOMETOWN CHRISTMAS	\$500.00		
73406 COMMUNITY GARDEN	\$200.00		
MISC		\$2,300.00	\$8,000.00
	\$844,000.00	\$873,739.00	\$865,000.00

EXHIBIT B

Non-Union Salary Schedule FY20

Except as noted the following reflect 2% increases.

		FY 19	FY 20
Director PW	Anderson, Brent	\$ 101,807.30	\$ 103,843.45
Street/Water/Sewer Supt	Anderson, Danny	\$ 79,337.78	\$ 80,924.54
Budget & Finance Officer	Tobin	\$ 76,457.96	\$ 81,887.12
Police Chief *****	Woody	\$ 107,915.49	\$ 110,343.59
Dep Chief *****	Gardner	\$ 101,807.30	\$ 104,097.96
Dep Chief *****	Wallace	\$ 101,807.30	\$ 104,097.96
Police Admin	Daniels	\$ 51,472.75	\$ 52,502.21
Fire Chief	Hyser	\$ 101,807.30	\$ 103,843.45
Dep CityClerk	Embry	\$ 51,531.01	\$ 52,561.63
Assistant Clerk	Turnipseed	\$ 36,682.42	\$ 37,416.07
Transcriptionist/ Admin Assistant	Taromina	\$ 32,012.05	\$ 32,652.29
Det Admin Asst	Mitchell M	\$ 35,250.83	\$ 35,955.85
City Atty	Drella	\$ 111,233.33	\$ 113,458.00
Building Director	Countryman	\$ 71,792.80	\$ 73,228.66
Zoning and Code Enforcement	Whetsel	\$ 43,423.17	\$ 44,291.63
Community Development Admin Assistant	Crawford	\$ 32,573.00	\$ 33,224.46
Building Inspector FT	Vacant	\$ 50,000.00	\$ 50,000.00
Fire Admin Assistant	Gilman	\$ 32,010.00	\$ 32,650.20
Community Development Planner/ Event Planner	DelRose	\$ 52,020.00	\$ 55,560.40

Tobin salary increase includes 2% plus an additional 5% (\$3,900). This represents a 7.1% increase.

DelRose salary increase includes 2% plus an additional \$2,500. This represents a 6.8% increase.

***** The Police Chief's salary shall be 6% over that of the Deputy Chief's. (2.25% increase)

***** The Deputy Chief's Salary shall be 6% over the Sergeants pay including maximum longevity. (2.25% increase)

ORDINANCE NO. 447H

**AN ORDINANCE GRANTING A SPECIAL USE
TO ALLOW INDOOR COMMERCIAL ENTERTAINMENT
(BAR WITH VIDEO GAMING)
WITHIN THE PB, PLANNED BUSINESS DISTRICT
(982 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, Ryan Crombie, 201 S. 8th Street, South Beloit, IL 61080 on behalf of the property owner, JBLH Properties, LLC, 201 S. 8th Street, South Beloit, IL 61080 has petitioned the City for a Special Use to permit indoor commercial entertainment to operate a bar with video gaming at 982 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 March 12, 2019 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 (bar with video gaming) on the property depicted in Attachment A and legally described as:

Lot Sixty-seven (67) as designated upon the Plat of Logan Square, being a Subdivision of part of the West Half (1/2) of Section 31, Township 44 North, Range 4 East of the Third Principal Meridian, according to the Plat thereof recorded August 18, 2003 as Document No. 2003R13998 in the Recorder's Office of Boone County, Illinois; situated in the County of Boone and the State of Illinois. (PIN: 06-31-151-003)

is hereby approved, subject to the following conditions:

1. The special use is only for the tenant space commonly known as 982 Belvidere Road.

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 _____, 2019.

APPROVED by the Mayor of the City of Belvidere this ____ day of _____, 2019.

Michael W. Chamberlain, Mayor

ATTEST:

Shauna Arco, City Clerk

Ayes: _____ Nays: _____ Absent: _____

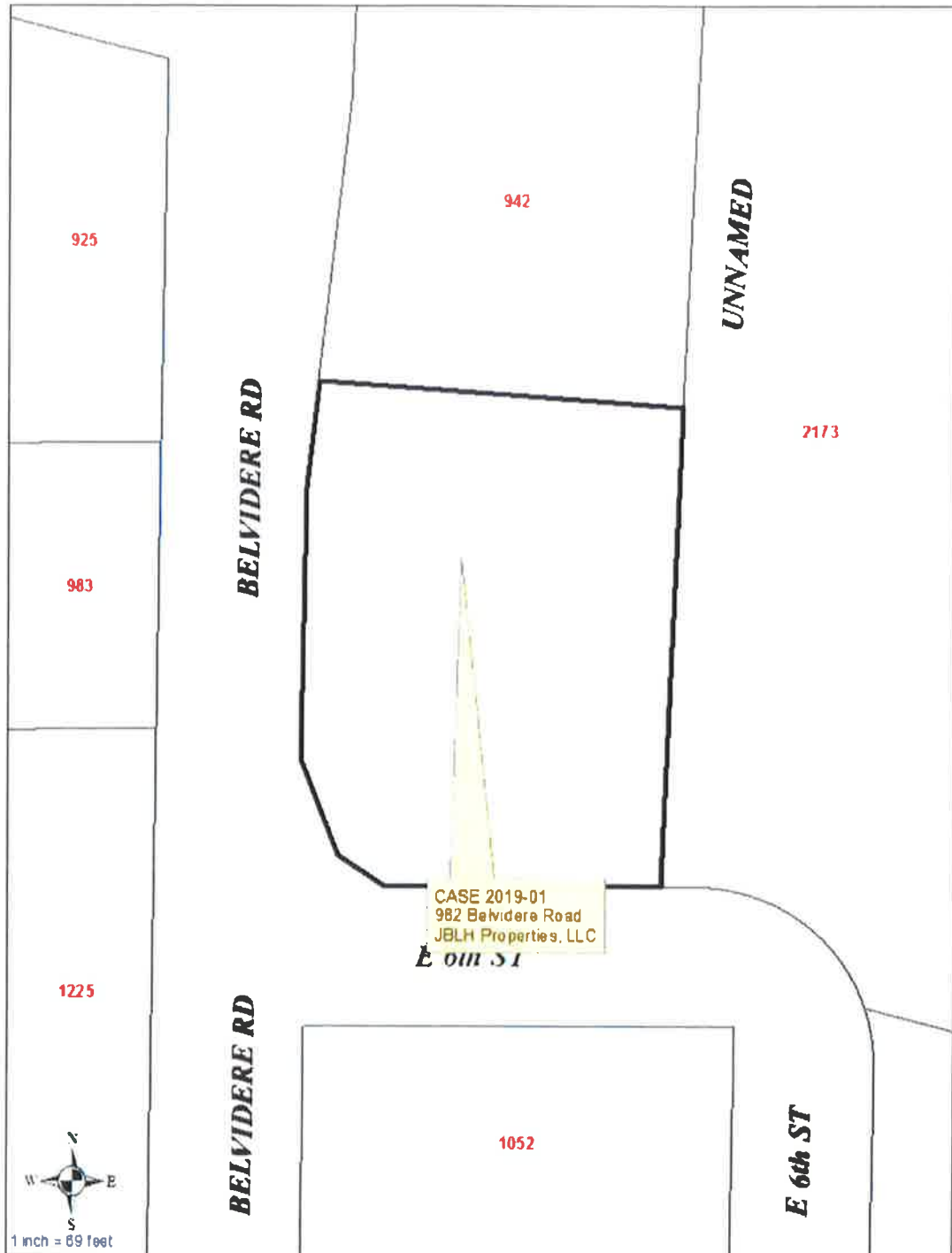
City Council Members Voting Aye: _____

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)547-0780

March 5, 2019

ADVISORY REPORT

CASE NO: 2019-01

APPLICANT: JBLH Properties, 982 Belvidere Road

REQUEST AND LOCATION:

The applicant, Ryan Crombie, 201 S. 8th Street, South Beloit, IL 61080 on behalf of the property owner, JBLH Properties, LLC, 201 S. 8th Street, South Beloit, IL 61080 is requesting a special use to permit indoor commercial entertainment to operate a bar with video gaming at 982 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 approximately 1.25 acres. (PIN: 06-31-151-003). The property is developed with a 18,350 square-foot two-story multi-tenant building and parking area.

EXISTING LAND USE:

Subject property: Multi-tenant building

Adjacent property:

North and East: Vacant

South: Gas Station and Multi-family Residential

West: Immanuel Lutheran Church and School

CURRENT ZONING:

Subject property: PB, Planned Business District

Adjacent property:

North and East: PB, Planned Business District

South: PB, Planned Business District and SR-4, Single-family Residential-4 District

West: SR-3, Single-family Residential-3 District and I, Institutional District

COMPREHENSIVE PLAN:

Subject property: GB, General Business

Adjacent property:

North, South, and East: GB, General Business

West: I, Institutional

BACKGROUND:

The property is part of the Logan Square Subdivision platted in 2003. The two-story building was constructed in 2004. There is a gym, frozen yogurt store, martial arts studio, staffing agency and a bar with video gaming.

The existing parking lot has 74 parking spaces for all the tenants to share. Peak hours for indoor commercial land uses are often later in the day when businesses such as the staffing agency will be closed. Alternating peak business times lessens the need for additional parking.

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 whether video gaming would be permitted within their jurisdiction. The State limits the number of machines to five 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 2018, the City Council voted to limit the number of gaming establishments to 30. The applicant is aware that although the special use will grant the ability to operate a bar, there is no guarantee that a video gaming license will be available.

TREND OF DEVELOPMENT:

The subject property is located along Belvidere Road in a primarily commercial and institutional area with limited multi-family residential. Belvidere Road is a commercial thoroughfare that becomes Bypass 20 to the north.

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. All of the properties adjacent to 976 Belvidere Road are either designated "General Business" or "Institutional" by the Comprehensive Plan.

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 requested special use is for indoor commercial entertainment to allow a bar with video gaming. The property is located in the Planned Business District where similar land uses have developed including the subject property and the multi-tenant building to the north.

In addition to indoor commercial entertainment, the subject property, along with nearby properties, have several other commercial uses. These uses have varied peak operating hours, lessening the burden the parking and vehicle circulation. The addition of a new bar with video gaming is not anticipated to negatively impact nearby development.

- 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 and most adjacent properties 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.

- 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 planning staff is not aware of any negative issues that similar developments have caused to surrounding properties. The special use will be in 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.

Access to the property is from a private road that connects to both Logan Avenue and East Sixth Street. The closest residence is approximately 250 feet away and is also accessed by East Sixth Street; Sixth Street is a controlled intersection and can accommodate the traffic.

- 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 establishment will add to the mix of land uses within the area. There is adequate parking and vehicle access to the property. The planning staff does not anticipate that this special use will deter development when previous businesses have not.

The nearby residential property is developed with multi-family housing. Multi-family land uses are often located adjacent to commercial and industrial developments and act as a buffer to single family residential neighborhoods.

- 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 with a multi-tenant building and is served with municipal utilities.

- F. **Findings: The potential public benefit 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 by the Applicant to ameliorate such impacts.

The nearest residences, churches, and schools are at a distance that provides an adequate buffer to a business that has later hours and entertainment factors. In 2013, the City of Belvidere ruled that video gaming machines could locate within the city limits with a special use permit in the Planned Business District.

SUMMARY OF FINDINGS:

The requested special use is for indoor commercial entertainment to allow a bar with video gaming. The property is located in the Planned Business District where similar land uses have developed including the subject property and the multi-tenant building to the north. In addition to indoor commercial entertainment, the subject property along with nearby properties have several other commercial uses. These uses have varied peak operating hours, lessening the burden the parking and vehicle circulation.

The Comprehensive Plan shows the property and most adjacent properties 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. The special use will be in 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.

The planning staff is not aware of any negative issues that similar developments have caused to surrounding properties. Access to the property is from a private road that connects to both Logan Avenue and East Sixth Street. The closest residence is approximately 250 feet away and is also accessed by East Sixth Street; Sixth Street is a controlled intersection and can accommodate the traffic.

The establishment will add to the mix of land uses within the area. There is adequate parking and vehicle access to the property. The planning staff does not anticipate that this special use will deter development when previous businesses have not. The nearby residential property is developed with multi-family housing. Multi-family land uses are often located adjacent to commercial and industrial developments and act as a buffer to single family residential neighborhoods.

RECOMMENDATION:

The planning staff recommends the **approval** of case number **2019-01** for a special use at 982 Belvidere Road subject to the following condition:

1. The special use is only for the tenant space commonly known as 982 Belvidere Road.

Submitted by:



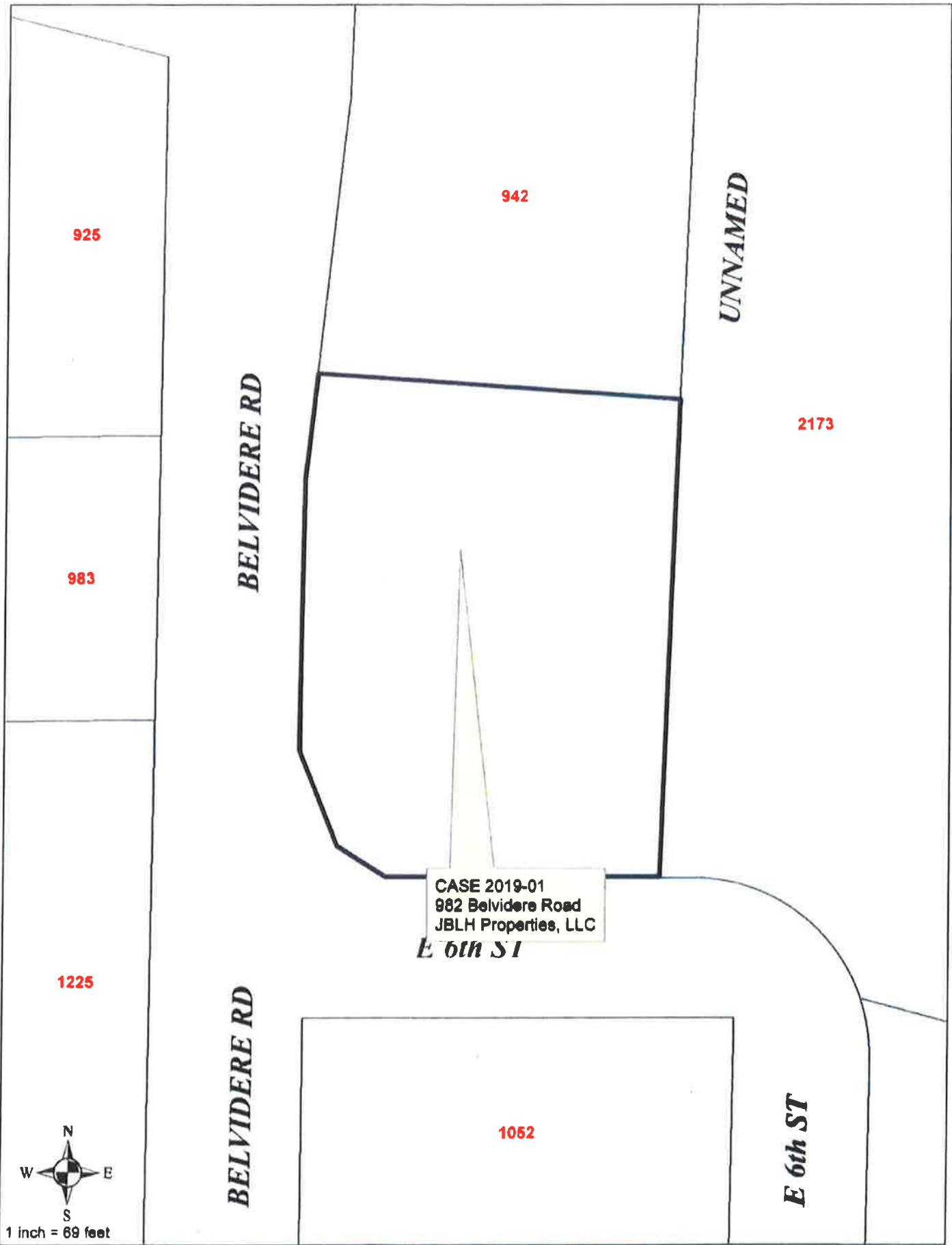
Gina DelRose
Community Development Planner

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, Jennifer Becker, February 14, 2019.**
6. **Letters Submitted by the Boone County Health Department, Amanda Mehl, February 22, 2019.**



925

942

UNNAMED

2173

983

BELVIDERE RD

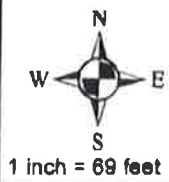
CASE 2019-01
982 Belvidere Road
JBLH Properties, LLC
E 6th ST

1225

BELVIDERE RD

1052

E 6th ST



BELVIDERE RD

942

UNNAMED

2173

CASE 2019-01
982 Belvidere Road
JBLH Properties, LLC

E 6th ST

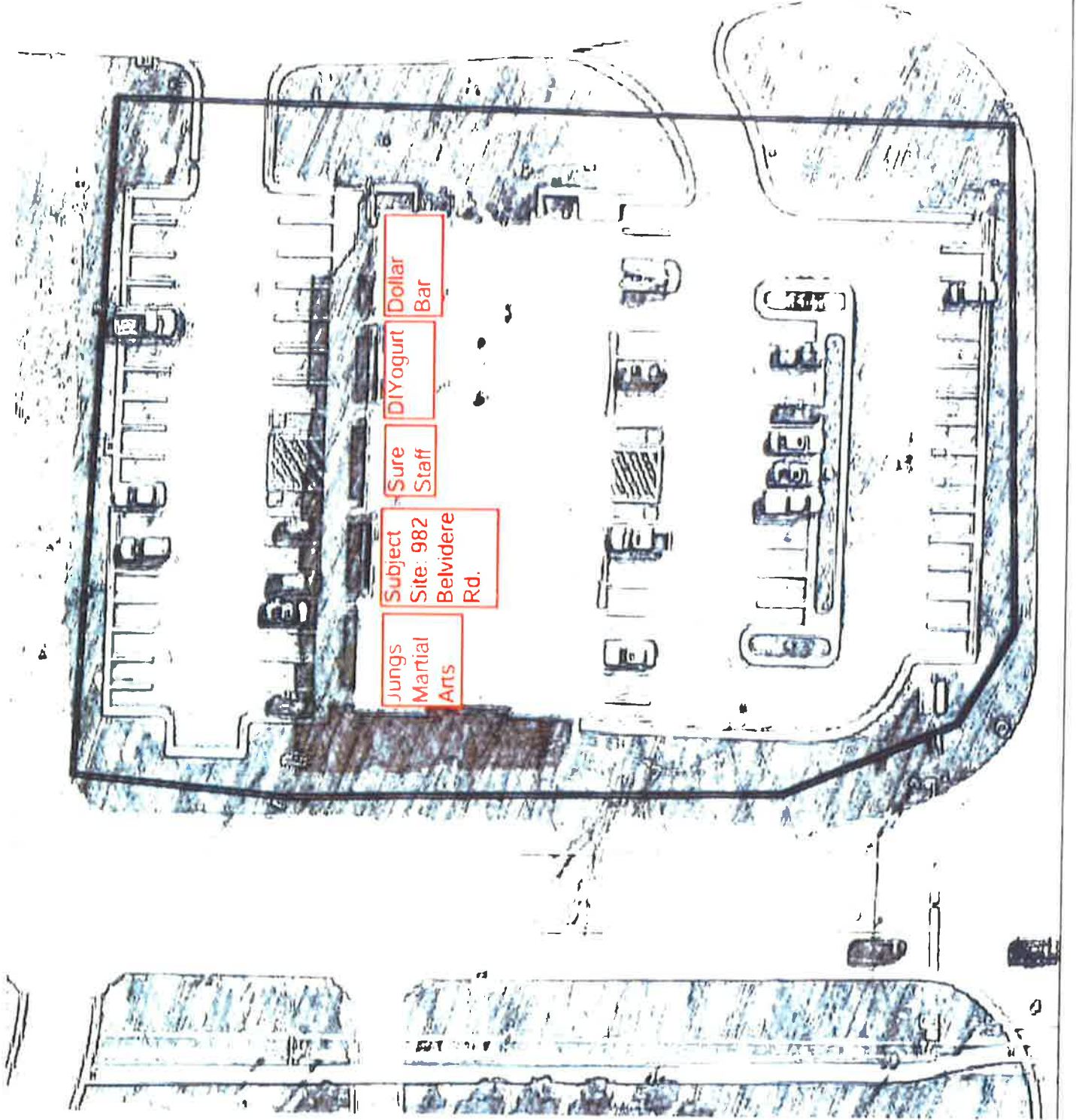
1052



Ryan Crombie of JBLH Properties, LLC is the Currently owns the Logan Square Building, located at 972 Belvidere Rd., Belvidere, IL 61008

He would like to open a Gaming and Bar business in one of the suites which is known as 982 Belvidere Rd., Belvidere, IL 61008. The business would include a small bar and coffee shop. No food would be cooked onsite at this time due to the location of the suite being on the bottom floor of the 2-story building and the cost to install kitchen equipment would not be practical at this time.

The business would be open from 8:00 AM – 2:00 AM Daily.



Jungs
Martial
Arts

Subject
Site: 982
Belvidere
Rd.

Sure
Staff

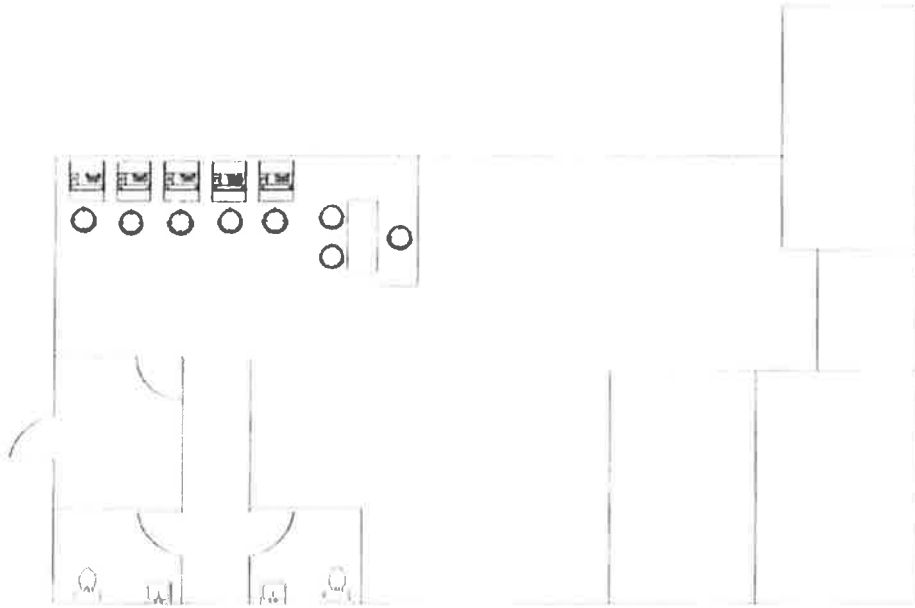
DIYogurt

Dollar
Bar

FLOOR PLAN

LOGAN SQUARE

992 Belmont Rd
Beverly, IL 61006



DRAWING TITLE

LOGAN SQUARE



February 7, 2010

F-1



 Boone County
Soil & Water
Conservation District

211 N. Appleton Road
Belvidere, IL 61008
815-544-2827 ext. 3

14 February 2019

SWCD NRI #: 1616

City of Belvidere
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 you office as indicated below:

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

Location of Site: 982 Belvidere Road

PIN(S): 06-31-151-003

Contact	Petitioner	Owner
LHC Properties, LLC 201 S. 8 th St. South Beloit, IL 61080 815-770-2044 ryanjrombie@outlook.com	Same	Same

Request: Special Use for indoor commercial entertainment.

Sincerely,



Jennifer Becker
Boone County Soil & Water
Conservation District

Re: LHC Properties, LLC



Public Health
Prevent. Promote. Protect.

Boone County Health Department

1204 Logan Avenue, Belvidere, Illinois 61008
Main Office 815.544.2951 Clinic 815.544.9730 Fax 815.544.2050
www.boonehealth.org

The mission of the Boone County Health Department is to serve our community by preventing the spread of disease, promoting optimal wellness & protecting the public's health.

February 22, 2019

Gina Del Rose
City of Belvidere Community Development
401 Whitney Blvd., Suite 300
Belvidere, IL 61008

FAX 815-547-0789

Re: Case: 2019-01, JBLH Properties, LLC, 982 Belvidere Road

Dear Gina,

We are in receipt of the special use to permit indoor commercial entertainment for the above referenced case. A bar with video gaming. Our office has no objections or comments on this request. However, prior to operation of the center a to scale plan (of the layout of the store) and a food application must be submitted to the health department for review. The plan review fee would be determined when menu information is submitted. Below is the county code explaining this further.

Sec. 30-35. Submission and review of plans; permits.

- (a) *Generally*, whenever a food service establishment or retail food store is constructed or extensively remodeled and whenever an existing structure is converted to use as a food service establishment, properly prepared plans and specifications for such construction, remodeling, or conversion shall be submitted to the regulatory authority for review and approval before construction, remodeling, or conversion is begun. The plans and specifications shall indicate the proposed layout, arrangement, mechanical plans, construction materials of work areas, and the type and model of proposed fixed equipment and facilities.
- (b) *Permit required.* Any business or organization desiring to operate as a food service establishment or retail food establishment must have a current food service permit.
- (c) *Plans, inspection and approval.* Before issuing a food service permit to a new establishment, plans must be submitted to and approved by the health authority. Plans submitted for review must be accompanied by the appropriate plan review fee as listed in section 38-31.

RE: Case: 2019-01, JBLH Properties, LLC, 982 Belvidere Road
Date: 2/22/19
Page 2 of 3

Food establishment classifications. All food service establishments or retail food establishments shall be categorized according to their type of operation, size of operation, and risk category of the food prepared and/or served and shall obtain a permit for the class of operation as hereinafter defined. The listing of various types of operation is not intended to be all inclusive, but typical and not limited to those mentioned. If a food establishment is not specifically listed, it shall be classified according to the class to which it most closely resembles.

- (1) ***High Risk Facility:*** is a food establishment that presents a high relative risk of causing foodborne illness based on the large number of food handling operations typically implicated in foodborne outbreaks and/or type of population served by the facility. The following criteria shall be used to classify facilities as Category I High Risk facilities:
 - a. whenever cooling of potentially hazardous foods occurs as part of the food handling operations at the facility;
 - b. when potentially hazardous foods are prepared hot or cold and held hot or cold for more than 12 hours before serving;
 - c. if potentially hazardous foods which have been previously cooked and cooled must be reheated;
 - d. when potentially hazardous foods are prepared for off-premises service for which time-temperature requirements during transportation, holding and service are relevant;
 - e. whenever complex preparation of foods, or extensive handling of raw ingredients with hand contact for ready to eat foods, occurs as a part of the food handling operations at the facility;
 - f. if vacuum packaging and/or other forms of reduced oxygen packaging are performed at the retail level; or
 - g. whenever serving immunocompromised individuals, where these individuals compromise the majority of the consuming population.
- (2) ***High Risk Multi-Department Facility:*** is a food establishment that presents a high relative risk of causing foodborne illness based on the large number of food handling operations typically implicated in foodborne outbreaks. These facilities have the same criteria as Category I High Risk facilities, and have 3 or more departments within their facilities which need inspection including but not limited to main grocery, bakery, deli, meat and seafood departments.

RE: Case: 2019-01, JBLH Properties, LLC, 982 Belvidere Road
Date: 2-22-19
Page 3 of 3

(3) *Medium Risk Facility*: is a food establishment that presents a medium risk of causing foodborne illness based upon a few food handling operations typically implicated in foodborne illness outbreaks. The following criteria shall be used to classify facilities as Category II Medium Risk facilities:

- a. if hot or cold foods are not maintained at that temperature for more than 12 hours and are restricted to same day service;
- b. if preparing foods for service from raw ingredients uses only minimal assembly; and
- c. foods served at an establishment that require complex preparation (whether canned, frozen, or fresh prepared) are obtained from an approved food processing plants, (high risk) food service establishments or retail food stores.

(4) *Low Risk Facility*: is a food establishment that presents a low relative risk of causing foodborne illness based on few or no food handling operations typically implicated in foodborne illness outbreaks. The following criteria shall be used to classify facilities as Category III Low Risk facilities:

- a. only prepackaged foods are available or served in the facility, and any potentially hazardous foods available are commercially pre-packaged in an approved food processing plant;
- b. only limited preparation of non-potentially hazardous foods and beverages, such as snack foods and carbonated beverages occurs at the facility; or
- c. only beverages (alcoholic and non-alcoholic) are served at the facility.

Please let us know if you have any questions or concerns

Thank you,



Amanda Mehl
Public Health Administrator
skm

MEMO

DATE: March 13, 2019
TO: Mayor and Members of the City Council
FROM: City of Belvidere Planning and Zoning Commission
SUBJECT: Findings of Fact for Case: 2019-01; JBLH Properties, 982 Belvidere Road

REQUEST AND LOCATION:

The applicant, Ryan Crombie, 201 S. 8th Street, South Beloit, IL 61080 on behalf of the property owner, JBLH Properties, LLC, 201 S. 8th Street, South Beloit, IL 61080 is requesting a special use to permit indoor commercial entertainment to operate a bar with video gaming at 982 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 approximately 1.25 acres. (PIN: 06-31-151-003). The property is developed with a 18,350 square-foot two-story multi-tenant building and parking area.

FINDINGS OF FACT:

- 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 requested special use is for indoor commercial entertainment to allow a bar with video gaming. The property is located in the Planned Business District where similar land uses have developed including the subject property and the multi-tenant building to the north.

In addition to indoor commercial entertainment, the subject property, along with nearby properties, have several other commercial uses. These uses have varied peak operating hours, lessening the burden the parking and vehicle circulation. The addition of a new bar with video gaming is not anticipated to negatively impact nearby development.

- 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 and most adjacent properties 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.

- 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 planning staff is not aware of any negative issues that similar developments have caused to surrounding properties. The special use will be in 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.

Access to the property is from a private road that connects to both Logan Avenue and East Sixth Street. The closest residence is approximately 250 feet away and is also accessed by East Sixth Street; Sixth Street is a controlled intersection and can accommodate the traffic.

- 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 establishment will add to the mix of land uses within the area. There is adequate parking and vehicle access to the property. The planning staff does not anticipate that this special use will deter development when previous businesses have not.

The nearby residential property is developed with multi-family housing. Multi-family land uses are often located adjacent to commercial and industrial developments and act as a buffer to single family residential neighborhoods.

- 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 with a multi-tenant building and is served with municipal utilities.

- F. **Findings: The potential public benefit 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 by the Applicant to ameliorate such impacts.**

The nearest residences, churches, and schools are at a distance that provides an adequate buffer to a business that has later hours and entertainment factors. In 2013, the City of Belvidere ruled that video gaming machines could locate within the city limits with a special use permit in the Planned Business District.

The motion to adopt the Findings of Fact as presented by staff for case 2019-01 for a special use to permit indoor commercial entertainment (bar with video gaming) at 982 Belvidere Road carried with a (7-0) roll call vote.

Alissa Maher, Chairman
Belvidere Planning and Zoning Commission

MEMO

DATE: March 13, 2019
TO: Mayor and Members of the City Council
FROM: City of Belvidere Planning and Zoning Commission
SUBJECT: Recommendation for Case: 2019-01, JBLH Properties, 982 Belvidere Road

REQUEST AND LOCATION:

The applicant, Ryan Crombie, 201 S. 8th Street, South Beloit, IL 61080 on behalf of the property owner, JBLH Properties, LLC, 201 S. 8th Street, South Beloit, IL 61080 is requesting a special use to permit indoor commercial entertainment to operate a bar with video gaming at 982 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 approximately 1.25 acres. (PIN: 06-31-151-003). The property is developed with a 18,350 square-foot two-story multi-tenant building and parking area.

RECOMMENDATION:

The planning and zoning commission recommended the **approval** of case number **2019-01** for a special use to permit indoor commercial entertainment (a bar with video gaming) at 982 Belvidere Road subject to the following condition:

1. The special use is only for the tenant space commonly known as 982 Belvidere Road.

Motion to approve case 2019-01; JBLH Properties, 982 Belvidere Road subject to the condition as presented carried with a (7-0) roll call vote.

Alissa Maher, Chairman
Belvidere Planning and Zoning Commission

ORDINANCE NO. 448H

**AN ORDINANCE GRANTING A SPECIAL USE
TO ALLOW INDOOR COMMERCIAL ENTERTAINMENT
(EVENT CENTER)
WITHIN THE NO, NEIGHBORHOOD OFFICE DISTRICT
(1550 Pearl 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, Ryan Crombie, 201 S. 8th Street, South Beloit, IL 61080 on behalf of the property owner, LHC Properties, LLC, 201 S. 8th Street, South Beloit, IL 61080 has petitioned the City for a Special Use to permit indoor commercial entertainment to operate an event center at 1550 Pearl 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 March 12, 2019 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 NO, Neighborhood Office District for indoor commercial entertainment (event center) on the property depicted in Attachment A and legally described as:

Lots Five (5), Seven (7) and Nine (9) in Block Eight (8) as designated upon the Plat of "Highland" situated in Belvidere, according to the Plat thereof recorded in the Recorder's Office of Boone County, Illinois; situated in the County of Boone and the State of Illinois. PIN: 05-36-308-003.

is hereby approved, subject to the following conditions:

1. The hours of operation shall be limited to 11:00pm.
2. Substantial compliance with the submitted site plan. (Attachment B)
3. The privacy fence shall not inhibit safe sight distance for motorists entering and leaving the property.
4. If a barrier is utilized to close off the parking lot ingress/egress, it shall not be a fence- like structure. Such barrier shall not cause vehicles entering the property to block the sidewalk or back up onto Pearl Street.
5. Consumption of alcohol is prohibited outside the premises.
6. Parking lot light fixtures shall adhere to residential requirements and not exceed 25 feet in height.
7. The proximity to single family residential uses makes the use of a traditional bar/tavern inappropriate for the subject location. Therefore, the indoor commercial entertainment special use for the subject property is exclusively limited to private events which are attended by invitation only, with invitations made to specific individuals or groups and in no event will the special use be open to the general public.

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 _____, 2019.

APPROVED by the Mayor of the City of Belvidere this ____ day of _____, 2019.

Michael W. Chamberlain, Mayor

ATTEST:

Shauna Arco, City Clerk

Ayes: ____ Nays: ____ Absent: ____

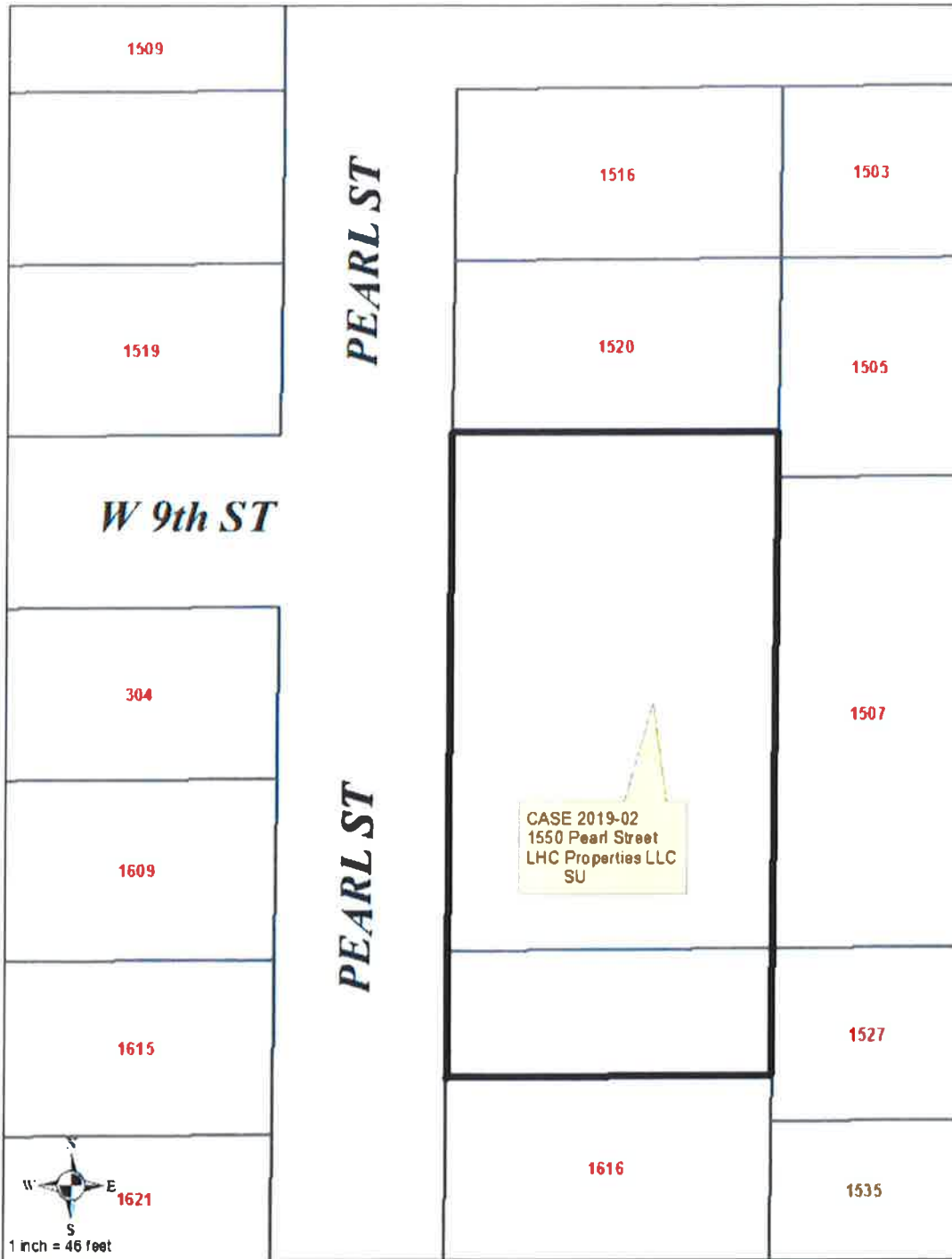
City Council Members Voting Aye: ____

City Council Members Voting Nay: ____

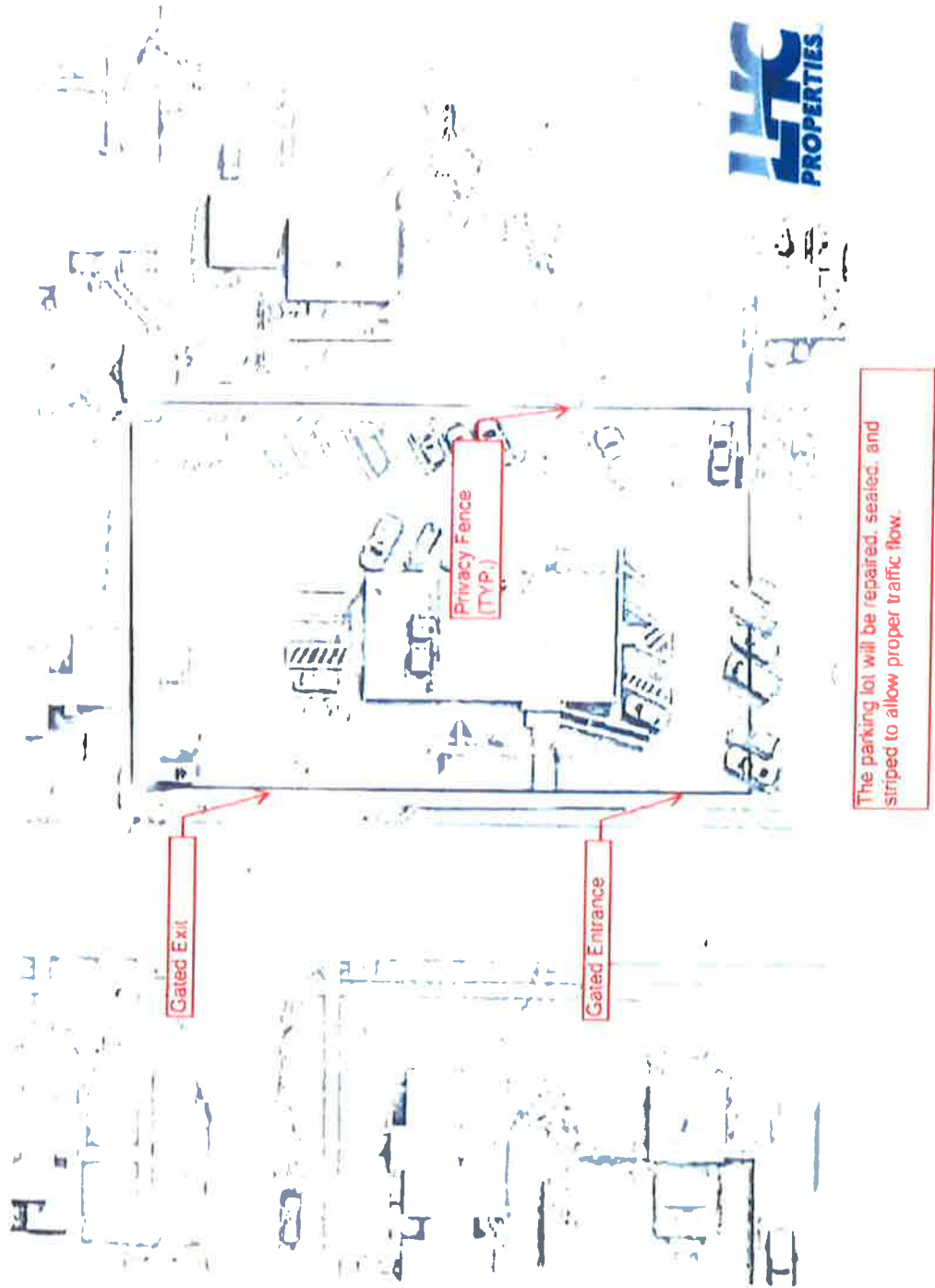
Date Published: _____

Sponsor: _____

ATTACHMENT A



ATTACHMENT B



CITY OF BELVIDERE

Community Development



BUILDING DEPARTMENT

PLANNING DEPARTMENT

401 WHITNEY BLVD. SUITE 300 BELVIDERE, IL 61008 * PII (815)547-7177 FAX (815)547-0780

March 5, 2019
Amended March 12, 2019

ADVISORY REPORT

CASE NO: 2019-02

APPLICANT: LHC Properties, LLC, 1550 Pearl Street

REQUEST AND LOCATION:

The applicant, Ryan Crombie, 201 S. 8th Street, South Beloit, IL 61080 on behalf of the property owner, LHC Properties, LLC, 201 S. 8th Street, South Beloit, IL 61080 is requesting a special use to permit indoor commercial entertainment. Specifically, an event center at 1550 Pearl Street, Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.105(C)(1)(B)(2) Indoor Commercial Entertainment and 150.904 Special Use Review and Approval Procedures) in the NO, Neighborhood Office District. The subject property is 24,545 square feet (PIN: 05-36-308-003) and developed with a vacant office building and parking area.

EXISTING LAND USE:

Subject property: Vacant office building

Adjacent Property

North, East and West: Residential

South: Parking lot and Residential

CURRENT ZONING:

Subject property: NO, Neighborhood Office District

Adjacent Property

North, South East, West: SR-6, Single-family Residential-6 District

COMPREHENSIVE PLAN:

Subject property: Institutional

All Adjacent Property

North, South, East, West: Single Family Residential

BACKGROUND:

In 1989 a special use was granted for the property to allow the continuation of a nonconforming use (offices) within a residential zoning district. In 1993, the property owner applied for and was approved for a zoning change from residential to C-1, Office/Residential District. This request was to help bring the building and business operations into full compliance with the City's zoning ordinance. Records show that the Secretary of State's Vehicle Services had occupied the building as early as 1982.

In 2006 with the adoption of the new zoning code, the property was zoned Neighborhood Office. This zoning district is for low intensity development, suitable for residential areas much like the C-1 Office/Residential District. The Neighborhood Office District is intended to permit high-quality office land uses at an intensity compatible with the older residential portions of the city. The district is used to provide for the permanent protection of an area, which preserves the original residential appearance, yet permits office land uses, and which ensures that the neighborhood character is maintained. Restrictions placed on businesses within the NO District are residential architecture, increased landscaping and business hours limited from 6:00am to 11:00pm. Signage is also limited compared to other business districts.

The indoor commercial entertainment land use category includes a multitude of land uses that often have later operating hours such as taverns, theaters, bowling alleys, arcades, roller rinks and pool halls. The Neighborhood Office Zoning District only permits businesses to operate until 11:00pm which is not as late as typical indoor commercial entertainment land uses; however, it is later than the majority of businesses that have been located on the property throughout the years. Conditions of approval which serve to lessen the potential negative impacts of events occurring on the property will be placed on the request.

TREND OF DEVELOPMENT:

The subject property is located along Pearl Street which is predominantly residential. There are institutional land uses near the downtown area and commercial land uses near the intersection of Pearl Street and Grant Highway.

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 previous long-term tenant was the Secretary of State's Vehicle Services which created a large amount of traffic at times. The SOS, however, closed at 5:00pm and was not open on the weekends. Event centers are usually busier later in the day and on weekends, however, they may not operate every day like a typical business. The size of the events will be based on the building's occupancy level and available parking. A privacy fence will be required to help shield adjacent properties from lights and noise.

The indoor commercial entertainment land use provides for a large variety of land uses, each with their own potential negative impacts and benefits to the community. While land uses like bars/taverns and pool halls can have late operating hours and a heavy presence of alcohol, land uses such as theaters, bowling alleys and arcades can have times of heavy traffic and late night crowds outside of patrons waiting for transportation. Event centers are one of the lower impact land uses of the indoor commercial

entertainment category. Event centers may not operate every day and will generate traffic at the beginning and ending of events, not consistently all day.

- 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 Institutional. This designation was most likely chosen due to the long-term occupancy of the Secretary of State's Vehicle Services which is an institutional (government agency) land use. Institutional land uses are civic land uses but can also include recreational facilities, educational facilities, nonprofit clubs and fraternal organizations and community residential land uses. An event center has the potential to create the same impact on the neighborhood as most institutional land uses.

- 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 approximately 315 feet from a hospital, less than 550 feet from properties zoned general business and approximately 700 feet from a large commercial development (Pacemaker Countryside Markets). The building is approximately 3,200 square feet, larger than the residential structures in the neighborhood but small for an event center. The size of the building and available parking will determine the kind of events that are able to be held on the property.

Although the indoor commercial entertainment land use allows for a variety of potential businesses, conditions of approval placed on the request will require any potential business to operate in a manner similar to those already permitted or encouraged by the Comprehensive Plan.

Use of a bar/tavern open to the general public may not be appropriate on the subject property. The more consistent coming and going of patrons and traffic may not be compatible with surrounding residential uses. Patrons of an event center may consume alcohol but that is not the business's primary function. Traffic may be heavy at times such as when the event starts and ends but cars will not be coming and going all day like traditional businesses that have set hours and the conditions of approval will restrict the operating hours to 11pm.

- D. **Findings:** The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property, and does

maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

The Neighborhood Office District was designed to accommodate offices located within established residential areas. Some residential areas are considered transition areas where more intense commercial land uses are acceptable. The subject property is not within a transition area, however, it is near high density residential and non-residential land uses.

The event center will be available for the public to utilize. Nearby residents that do not have adequate yard space or room in their home to host events can utilize the subject property. The special use will be required to operate within the same parameters as other uses in the Neighborhood Office District.

- 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 does 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.**

The event center will be able to be utilized by all residents, unlike other land uses in the indoor commercial entertainment category that only cater to a specific demographic. Hours of operation will not be expanded past those already permitted and conditions of approval will be placed to lessen any negative impacts such as light and sound.

SUMMARY OF FINDINGS:

The previous long-term tenant was the Secretary of State's Vehicle Services which created a large amount of traffic at times. The SOS, however, closed at 5:00pm and was not open on the weekends. Event centers are usually busier later in the day and on weekends, however, they may not operate every day like a typical business. The size of the events will be based on the building's occupancy level and available parking. A privacy fence will be required to help shield adjacent properties from lights and noise.

The Comprehensive Plan designates the subject property as Institutional. This designation was most likely chosen due to the long-term occupancy of the Secretary of State's Vehicle Services which is an institutional (government agency) land use. Institutional land uses are civic land uses but can also include recreational facilities, educational facilities, nonprofit clubs and fraternal organizations and community residential land uses. An event center has the potential to create the same impact on the neighborhood as most institutional land uses. Although the indoor commercial entertainment land use allows for a variety of potential businesses, conditions of approval placed on the request will require any potential business to operate in a manner similar to those already permitted or encouraged by the Comprehensive Plan.

The subject property is located approximately 315 feet from a hospital, less than 550 feet from properties zoned general business and approximately 700 feet from a large commercial development (Pacemaker). The building is approximately 3,200 square feet, larger than the residential structures in the neighborhood but small for an event center. The size of the building and available parking will determine the kind of events that are able to occur on the property.

Use of a bar/tavern open to the general public may not be appropriate on the subject property. The more consistent coming and going of patrons and traffic may not be compatible with surrounding residential uses. Event centers are one of the lower impact land uses of the indoor commercial entertainment category. Patrons of an event center may consume alcohol but that is not the business's primary function. Traffic may be heavy at times such as when the event starts and ends but cars will not be coming and going all day like traditional businesses that have set hours and the conditions of approval will restrict the operating hours to 11pm.

The event center will be able to be utilized by all residents, unlike other land uses in the indoor commercial entertainment category that only cater to a specific demographic. Nearby residents that do not have adequate yard space or room in their home to host events can utilize the subject property. The special use will be required to operate within the same parameters as other uses in the Neighborhood Office District.

RECOMMENDATION:

The planning staff recommends the **approval** of case number **2019-02** for a special use for indoor commercial entertainment at 1550 Pearl Street subject to the following conditions.

1. The hours of operation shall be limited to 11:00pm.
2. Substantial compliance with the submitted site plan.
3. The privacy fence shall not inhibit safe sight distance for motorists entering and leaving the property.
4. If a barrier is utilized to close off the parking lot ingress/egress, it shall not be a fence- like structure. Such barrier shall not cause vehicles entering the property to block the sidewalk or back up onto Pearl Street.
5. Consumption of alcohol is prohibited outside the premises.
6. Parking lot light fixtures shall adhere to residential requirements and not exceed 25 feet in height.
7. The proximity to single family residential uses makes the use of a traditional bar/tavern inappropriate for the subject location. Therefore, the indoor commercial entertainment special use for the subject property is exclusively limited to private events which are attended by invitation only, with invitations made to specific individuals or groups and in no event will the special use be open to the general public.

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, Jennifer Becker, February 13, 2019.**
6. **Letter submitted by the Boone County Health Department, Amanda Mehl, February 22, 2019.**
7. **Memo submitted by the Belvidere Public Works Department, Brent Anderson, February 28, 2019.**

1509

1519

W 9th ST

304

1609

1615

1621

PEARL ST

PEARL ST

1516

1520

1503

1505

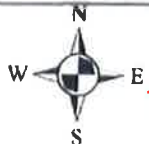
1507

CASE 2019-02
1550 Pearl Street
LHC Properties LLC
SU

1527

1616

1535



1 inch = 46 feet

PEARL ST

PEARL ST

1519

304

1609

1615

1621

1520

1505

1507

1527

1616

1535

CASE 2019-02
1550 Pearl Street
LHC Properties LLC
SU



Ryan Crombie of LHC Properties, LLC is currently the owner of the building located at 1550 Pearl St., Belvidere, IL 61008

He would like to apply for a Special Use Permit for Indoor Commercial Entertainment. The main purpose of the building would be an event center; holding events such as but not limited to:

- Wedding Receptions, Birthday Parties, Special Occasions, Charity Events, Etc.

A liquor license would be requested to allow the sale of alcohol on premises on an as needed basis. A qualified bartender would be on site as our representative for any alcohol related events. No outside liquor would be permitted if a liquor license is issued. During non-alcohol related events depending on the size he would provide staff supervision as necessary.

Significant improvements will be made to the exterior of the building so the appearance fits into the neighborhood.

The hours of operation would follow the standard neighborhood requirements and all events would end prior to the 11:00 PM ordinance. He has no intention to request a text amendment to allow events to go beyond 11:00 PM.

A privacy fence would be constructed around the entire property to help with vehicle traffic, noise disruption from vehicle headlights at night, and general privacy for the neighbors. The parking lot will be repaired, sealed, and stripped to give a better appearance and provide better traffic flow.

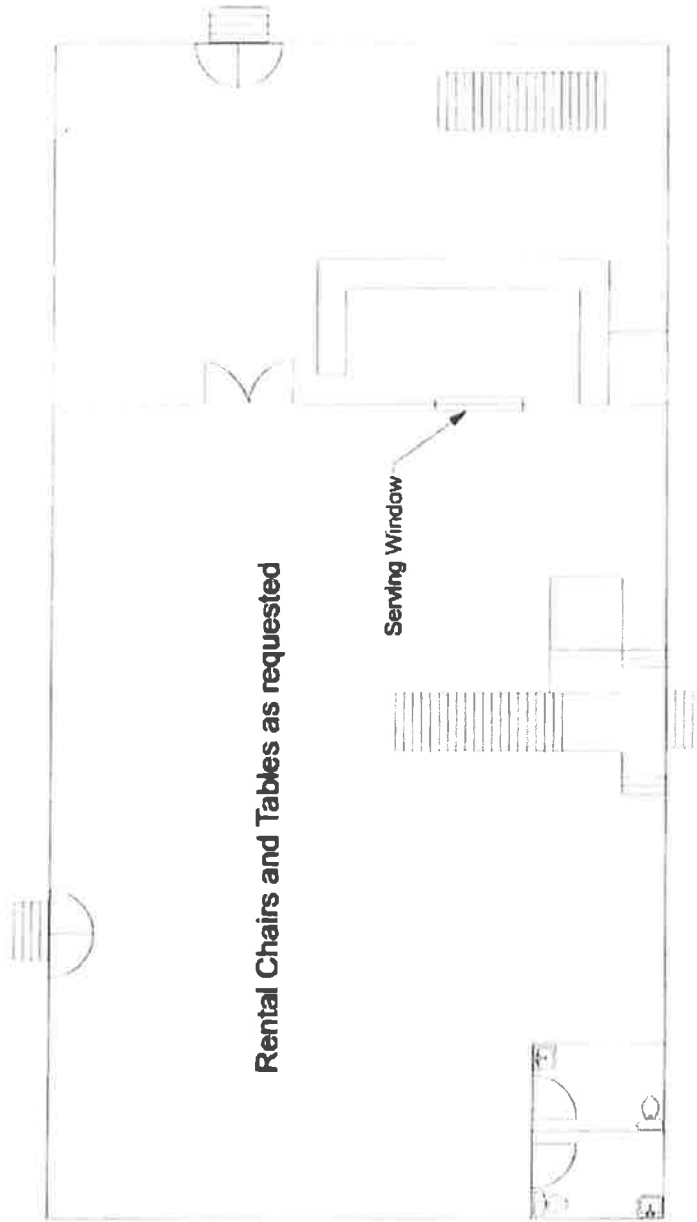
The event center would not be opened to the public on a daily basis and would only be occupied by reservations.

He is currently working with the Fire Department on occupancy. He would follow all local ordinances and codes.

FLOOR PLAN

1550 PEARL

1550 Pearl St.
Belvidere, IL 61008



DRAWING TITLE

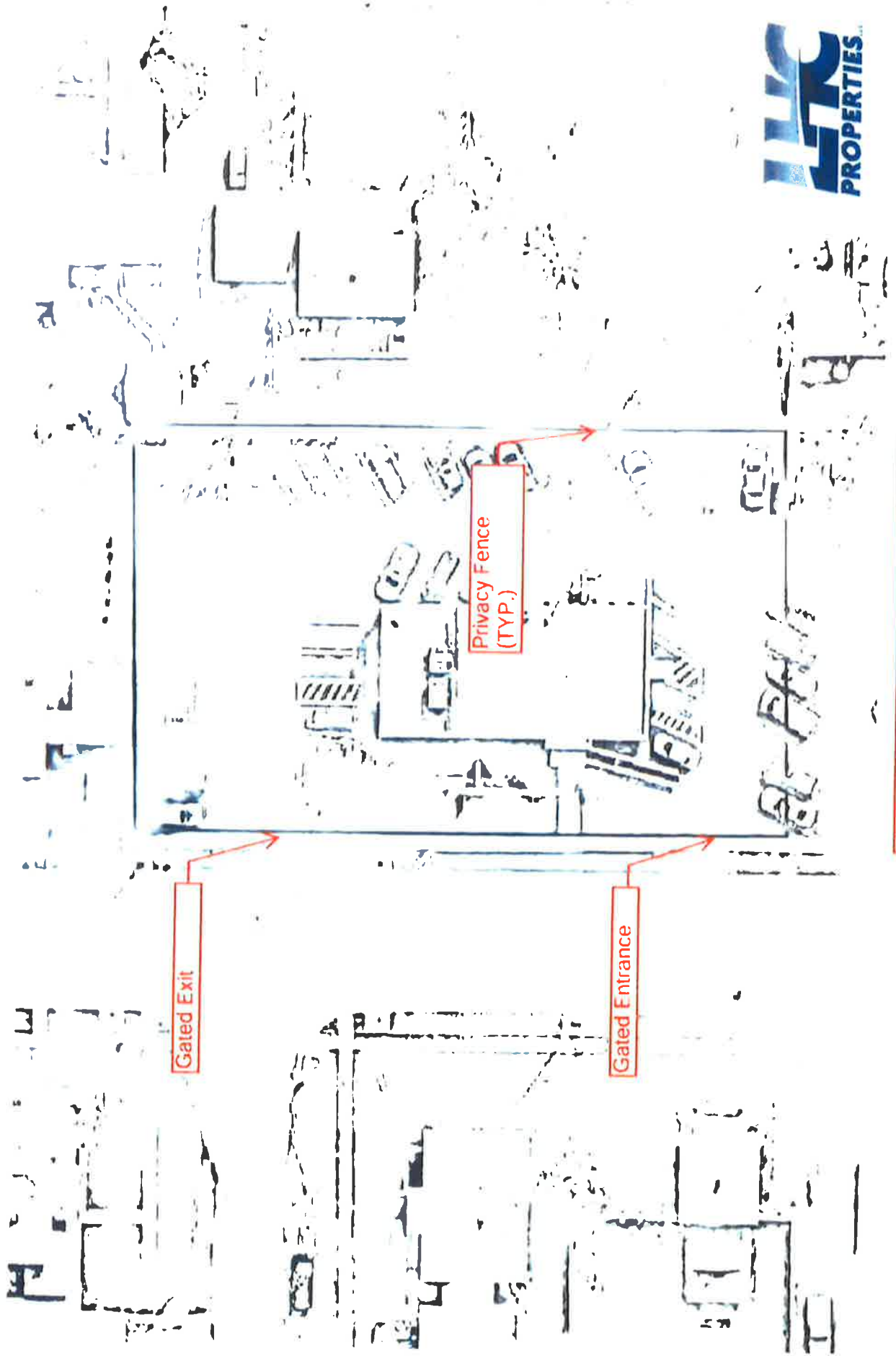
1550 Pearl



February 7, 2010

F-1





Gated Exit

Gated Entrance

Privacy Fence
(TYP.)

The parking lot will be repaired, sealed, and striped to allow proper traffic flow.



**Boone County
Soil & Water
Conservation District**

13 February 2019

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

SWCD NRI #: 1615

City of Belvidere
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 you office as indicated below:

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

**Location of Site: 1550 Pearl St.
PIN(S): 05-36-308-003**

Contact	Petitioner	Owner
LHC Properties, LLC 201 S. 8 th St. South Beloit, IL 61080 815-770-2044 ryanjrombie@outlook.com	Same	Same

Request: Special Use for indoor commercial entertainment.

Sincerely,

Jennifer Becker

**Boone County Soil & Water
Conservation District**

Re: LHC Properties, LLC



Public Health
Prevent. Promote. Protect.

Boone County Health Department

1204 Logan Avenue, Belvidere, Illinois 61008
Main Office 815.544.2951 Clinic 815.544.9730 Fax 815.544.2050
www.boonehealth.org

The mission of the Boone County Health Department is to serve our community by preventing the spread of disease, promoting optimal wellness & protecting the public's health.

February 22, 2019

Gina Del Rose
City of Belvidere Community Development
401 Whitney Blvd., Suite 300
Belvidere, IL 61008

FAX 815-547-0789

Re: Case: 2019-02, JBLH Properties, LLC, 1550 Pearl Street

Dear Gina,

We are in receipt of the special use to permit indoor commercial entertainment for the above referenced case. An event center for private parties. Our office has no objections or comments on this request. However, prior to operation of the center a to scale plan (of the layout of the store) and a food application must be submitted to the health department for review. The plan review fee would be determined when menu information is submitted. Below is the county code explaining this further.

Sec. 30-35. Submission and review of plans; permits.

- (a) *Generally*, whenever a food service establishment or retail food store is constructed or extensively remodeled and whenever an existing structure is converted to use as a food service establishment, properly prepared plans and specifications for such construction, remodeling, or conversion shall be submitted to the regulatory authority for review and approval before construction, remodeling, or conversion is begun. The plans and specifications shall indicate the proposed layout, arrangement, mechanical plans, construction materials of work areas, and the type and model of proposed fixed equipment and facilities.
- (b) *Permit required*. Any business or organization desiring to operate as a food service establishment or retail food establishment must have a current food service permit.
- (c) *Plans, inspection and approval*. Before issuing a food service permit to a new establishment, plans must be submitted to and approved by the health authority. Plans submitted for review must be accompanied by the appropriate plan review fee as listed in section 38-31.

RE: Case: 2019-02, JBLH Properties, LLC, 1550 Pearl Street
Date: 2/22/19
Page 2 of 3

Food establishment classifications. All food service establishments or retail food establishments shall be categorized according to their type of operation, size of operation, and risk category of the food prepared and/or served and shall obtain a permit for the class of operation as hereinafter defined. The listing of various types of operation is not intended to be all inclusive, but typical and not limited to those mentioned. If a food establishment is not specifically listed, it shall be classified according to the class to which it most closely resembles.

- (1) ***High Risk Facility:*** is a food establishment that presents a high relative risk of causing foodborne illness based on the large number of food handling operations typically implicated in foodborne outbreaks and/or type of population served by the facility. The following criteria shall be used to classify facilities as Category I High Risk facilities:
 - a. whenever cooling of potentially hazardous foods occurs as part of the food handling operations at the facility;
 - b. when potentially hazardous foods are prepared hot or cold and held hot or cold for more than 12 hours before serving;
 - c. if potentially hazardous foods which have been previously cooked and cooled must be reheated;
 - d. when potentially hazardous foods are prepared for off-premises service for which time-temperature requirements during transportation, holding and service are relevant;
 - e. whenever complex preparation of foods, or extensive handling of raw ingredients with hand contact for ready to eat foods, occurs as a part of the food handling operations at the facility;
 - f. if vacuum packaging and/or other forms of reduced oxygen packaging are performed at the retail level; or
 - g. whenever serving immunocompromised individuals, where these individuals compromise the majority of the consuming population.
- (2) ***High Risk Multi-Department Facility:*** is a food establishment that presents a high relative risk of causing foodborne illness based on the large number of food handling operations typically implicated in foodborne outbreaks. These facilities have the same criteria as Category I High Risk facilities, and have 3 or more departments within their facilities which need inspection including but not limited to main grocery, bakery, deli, meat and seafood departments.

RE: Case: 2019-02, JBLH Properties, LLC, 1550 Pearl Street
Date: 2-22-19
Page 3 of 3

(3) Medium Risk Facility: is a food establishment that presents a medium risk of causing foodborne illness based upon a few food handling operations typically implicated in foodborne illness outbreaks. The following criteria shall be used to classify facilities as Category II Medium Risk facilities:

- a. if hot or cold foods are not maintained at that temperature for more than 12 hours and are restricted to same day service;
- b. if preparing foods for service from raw ingredients uses only minimal assembly; and
- c. foods served at an establishment that require complex preparation (whether canned, frozen, or fresh prepared) are obtained from an approved food processing plants, (high risk) food service establishments or retail food stores.

(4) Low Risk Facility: is a food establishment that presents a low relative risk of causing foodborne illness based on few or no food handling operations typically implicated in foodborne illness outbreaks. The following criteria shall be used to classify facilities as Category III Low Risk facilities:

- a. only prepackaged foods are available or served in the facility, and any potentially hazardous foods available are commercially pre-packaged in an approved food processing plant;
- b. only limited preparation of non-potentially hazardous foods and beverages, such as snack foods and carbonated beverages occurs at the facility; or
- c. only beverages (alcoholic and non-alcoholic) are served at the facility.

Please let us know if you have any questions or concerns

Thank you,



Amanda Mehl
Public Health Administrator
skm

Memo

To: Gina DelRose, Community Development Planner
From: Brent Anderson, Director of Public Works
Date: 2/28/2019
Re: 2019-02; Special Use – 1550 Pearl Street

Having reviewed the above request, I would offer the following comments:

1. The site plan shows a privacy fence around the property with gated entry and exit. Provisions shall be provided to allow vehicle entrance without blocking the sidewalk and causing backup onto Pearl Street while entering.
2. Privacy fence shall not inhibit safe sight distance for motorists entering and leaving the property.

MEMO

DATE: March 13, 2019
TO: Mayor and Members of the City Council
FROM: City of Belvidere Planning and Zoning Commission
SUBJECT: Findings of Fact for Case: 2019-02; LHC Properties, LLC, 1550 Pearl Street

REQUEST AND LOCATION:

The applicant, Ryan Crombie, 201 S. 8th Street, South Beloit, IL 61080 on behalf of the property owner, LHC Properties, LLC, 201 S. 8th Street, South Beloit, IL 61080 is requesting a special use to permit indoor commercial entertainment. Specifically, an event center at 1550 Pearl Street, Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.105(C)(1)(B)(2) Indoor Commercial Entertainment and 150.904 Special Use Review and Approval Procedures) in the NO, Neighborhood Office District. The subject property is 24,545 square feet (PIN: 05-36-308-003) and developed with a vacant office 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 previous long-term tenant was the Secretary of State's Vehicle Services which created a large amount of traffic at times. The SOS, however, closed at 5:00pm and was not open on the weekends. Event centers are usually busier later in the day and on weekends, however, they may not operate every day like a typical business. The size of the events will be based on the building's occupancy level and available parking. A privacy fence will be required to help shield adjacent properties from lights and noise.

The indoor commercial entertainment land use provides for a large variety of land uses, each with their own potential negative impacts and benefits to the community. While land uses like bars/taverns and pool halls can have late operating hours and a heavy presence of alcohol, land uses such as theaters, bowling alleys and arcades can have times of heavy traffic and late night crowds outside of patrons waiting for transportation. Event centers are one of the lower impact land uses of the indoor commercial entertainment category. Event centers may not operate every day and will generate traffic at the beginning and ending of events, not consistently all day.

- 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 Institutional. This designation was most likely chosen due to the long-term occupancy of the Secretary of State's Vehicle Services which is an institutional (government agency) land use. Institutional land uses are civic land uses but can also include recreational facilities, educational facilities, nonprofit clubs and fraternal organizations and community residential land uses. An event center has the potential to create the same impact on the neighborhood as most institutional land uses.

- 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 approximately 315 feet from a hospital, less than 550 feet from properties zoned general business and approximately 700 feet from a large commercial development (Pacemaker Countryside Markets). The building is approximately 3,200 square feet, larger than the residential structures in the neighborhood but small for an event center. The size of the building and available parking will determine the kind of events that are able to be held on the property.

Although the indoor commercial entertainment land use allows for a variety of potential businesses, conditions of approval placed on the request will require any potential business to operate in a manner similar to those already permitted or encouraged by the Comprehensive Plan.

Use of a bar/tavern open to the general public may not be appropriate on the subject property. The more consistent coming and going of patrons and traffic may not be compatible with surrounding residential uses. Patrons of an event center may consume alcohol but that is not the business's primary function. Traffic may be heavy at times such as when the event starts and ends but cars will not be coming and going all day like traditional businesses that have set hours and the conditions of approval will restrict the operating hours to 11pm.

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

The Neighborhood Office District was designed to accommodate offices located within established residential areas. Some residential areas are considered transition areas where more intense commercial land uses are acceptable. The subject property is not within a transition area, however, it is near high density residential and non-residential land uses.

The event center will be available for the public to utilize. Nearby residents that do not have adequate yard space or room in their home to host events can utilize the subject property. The special use will be required to operate within the same parameters as other uses in the Neighborhood Office District.

- 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 does 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.

The event center will be able to be utilized by all residents, unlike other land uses in the indoor commercial entertainment category that only cater to a specific demographic. Hours of operation will not be expanded past those already permitted and conditions of approval will be placed to lessen any negative impacts such as light and sound.

The motion to adopt the Findings of Fact as presented by staff for case 2019-02 for a special use to permit indoor commercial entertainment (event center) at 1550 Pearl Street carried with a (7-0) roll call vote.

Alissa Maher, Chairman
Belvidere Planning and Zoning Commission

MEMO

DATE: March 13, 2019
TO: Mayor and Members of the City Council
FROM: City of Belvidere Planning and Zoning Commission
SUBJECT: Recommendation for Case: 2019-02, LHC Properties, LLC, 1550 Pearl Street

REQUEST AND LOCATION:

The applicant, Ryan Crombie, 201 S. 8th Street, South Beloit, IL 61080 on behalf of the property owner, LHC Properties, LLC, 201 S. 8th Street, South Beloit, IL 61080 is requesting a special use to permit indoor commercial entertainment. Specifically, an event center at 1550 Pearl Street, Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.105(C)(1)(B)(2) Indoor Commercial Entertainment and 150.904 Special Use Review and Approval Procedures) in the NO, Neighborhood Office District. The subject property is 24,545 square feet (PIN: 05-36-308-003) and developed with a vacant office building and parking area.

RECOMMENDATION:

The planning and zoning commission recommended the **approval** of case number **2019-02** for a special use to permit indoor commercial entertainment (an event center) at 1550 Pearl Street subject to the following condition:

1. The hours of operation shall be limited to 11:00pm.
2. Substantial compliance with the submitted site plan.
3. The privacy fence shall not inhibit safe sight distance for motorists entering and leaving the property.
4. If a barrier is utilized to close off the parking lot ingress/egress, it shall not be a fence- like structure. Such barrier shall not cause vehicles entering the property to block the sidewalk or back up onto Pearl Street.
5. Consumption of alcohol is prohibited outside the premises.
6. Parking lot light fixtures shall adhere to residential requirements and not exceed 25 feet in height.
7. The proximity to single family residential uses makes the use of a traditional bar/tavern inappropriate for the subject location. Therefore, the indoor commercial entertainment special use for the subject property is exclusively limited to private events which are attended by invitation only, with invitations made to specific individuals or groups and in no event will the special use be open to the general public.

Motion to approve case 2019-02; LHC Properties, LLC, 1550 Pearl Street subject to the conditions as presented carried with a (7-0) roll call vote.

Alissa Maher, Chairman
Belvidere Planning and Zoning Commission

ORDINANCE NO. 449H

**AN ORDINANCE GRANTING A SPECIAL USE
TO ALLOW OUTDOOR COMMERCIAL ENTERTAINMENT
(BEER GARDEN)
WITHIN THE CB, CENTRAL BUSINESS DISTRICT
(622 South 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, Ryan Crombie, 201 S. 8th Street, South Beloit, IL 61080 on behalf of the property owner, LHC Properties, LLC, 201 S. 8th Street, South Beloit, IL 61080 has petitioned the City for a Special Use to permit outdoor commercial entertainment to operate a beer garden at 622 South 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 March 12, 2019 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 CB, Central Business District for outdoor commercial entertainment (beer garden) on the property depicted in Attachment A and legally described as:

Lot Seven (7) in Block Six (6) of Cohoon's and Allen's Addition to Belvidere, as platted and recorded in the Recorder's Office of Boone County, Illinois; ALSO the west Eight (8) rods of Lot Eight (8) in Block Six (6) of Cohoon's and Allen's Addition to Belvidere, as platted and recorded in the Recorder's Office of Boone County, Illinois; situated in the County of Boone and State of Illinois. PIN: 05-36-104-025

is hereby approved, subject to the following conditions:

1. A privacy fence shall be installed along property lines abutting residences but shall not inhibit safe sight distance for motorists entering and leaving the property.
2. If additional lighting is utilized, it shall not exceed 0.50 foot-candles at the property line and shall not exceed 25 feet in height.
3. Temporary fencing such as snow fencing or chain-link, a minimum of four feet in height, shall be set-up along the entire South State Street frontage during events.
4. Staff shall be present outside during events.
5. If a smaller permanent beer garden is utilized, then that shall require permanent fencing to separate it from the parking lot. Such fencing shall be approved by planning staff.
6. Activities approved by the special use shall cease by 10pm daily.

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 _____, 2019.

APPROVED by the Mayor of the City of Belvidere this ____ day of _____, 2019.

Michael W. Chamberlain, Mayor

ATTEST:

Shauna Arco, City Clerk

Ayes: ____ Nays: ____ Absent: ____

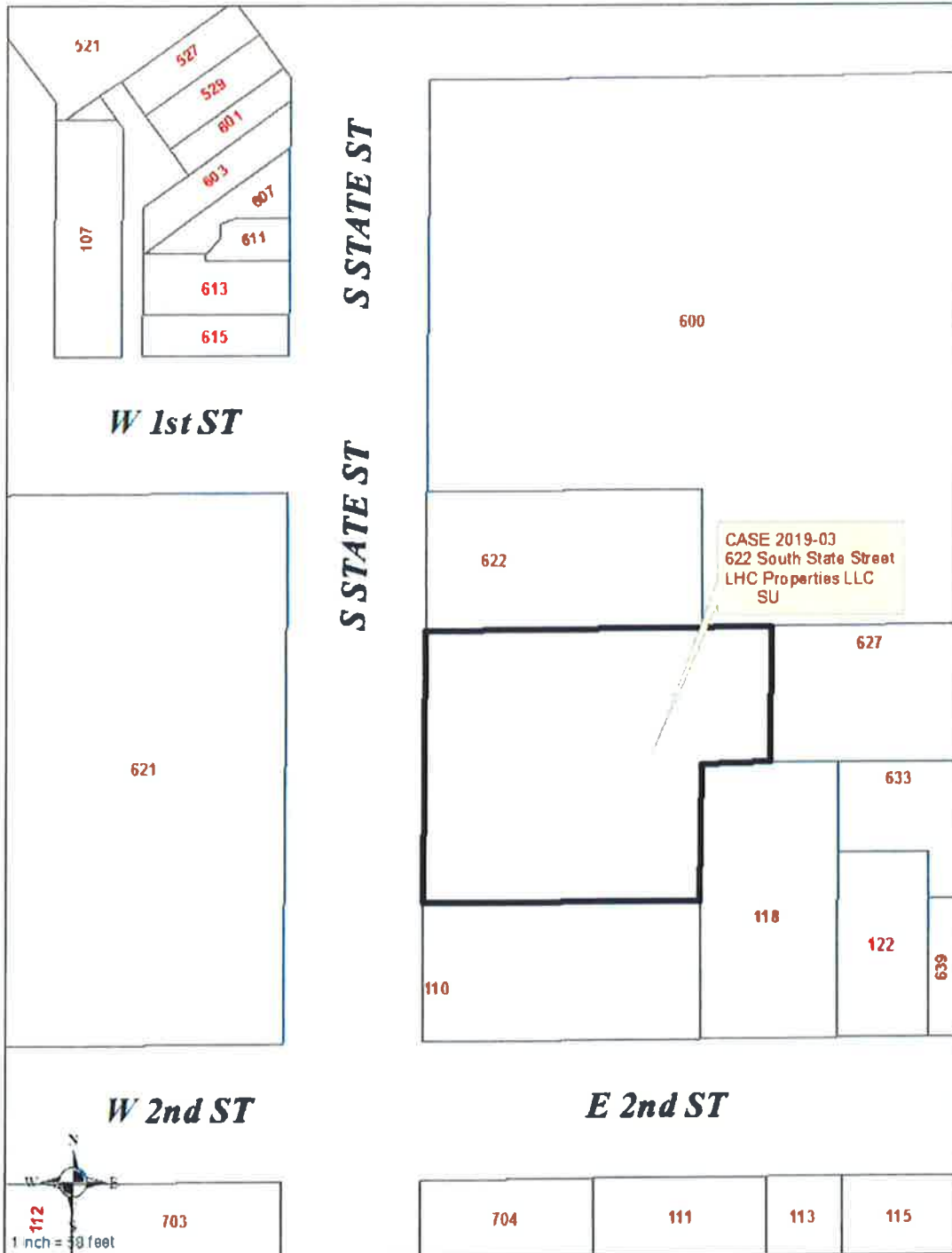
City Council Members Voting Aye: ____

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)547-0780

March 5, 2019

ADVISORY REPORT

CASE NO: 2019-03 **APPLICANT:** LHC Properties, LLC, 622 South State Street (SU)

REQUEST AND LOCATION:

The applicant, Ryan Crombie, 201 S. 8th Street, South Beloit, IL 61080 on behalf of the property owner, LHC Properties, LLC, 201 S. 8th Street, South Beloit, IL 61080 is requesting a special use to permit outdoor commercial entertainment, specifically, a beer garden at 622 S. State Street, Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.105(C)(6)(B)(2) Outdoor Commercial Entertainment and 150.904 Special Use Review and Approval Procedures) in the CB, Central Business District. The subject property is approximately 0.50 acres (PIN: 05-36-104-025) and developed with a parking lot.

EXISTING LAND USE:

Subject property: Parking lot

Adjacent Property

North: Coach's Corner

South and East: Residential

West: Parking lot

CURRENT ZONING:

Subject property: CB, Central Business District

Adjacent Property

North and West: CB, Central Business District

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

East: CB, Central Business District and SR-6, Single-family Residential-6 District

COMPREHENSIVE PLAN:

Subject property: Central Business

All Adjacent Property: Central Business

BACKGROUND:

The property owner purchased the former Bush Gardens in 2018 and renovated the building prior to re-opening the restaurant and bar as Coach's Corner. In 2019, the property owner purchased Municipal Lot 2 (subject property) which contains 50 parking spaces. The parking lot is adjacent to and mainly used by patrons of Coach's Corner and Import Only (car repair). The general public will be able to continue to utilize the parking lot during downtown festivals.

The property owner purchased the lot with the intent to utilize it for customer parking and events hosted by Coach's Corner such as pig roasts, poker runs, charity events, fundraisers, etc. As building renovations continue there is the possibility that a portion of the parking lot will be fenced off for a permanent beer garden.

A privacy fence will be installed to buffer adjacent residences from the activities, however, the entire property will not be required to have permanent fencing. Although other beer gardens in Belvidere were required to have perimeter fencing installed, due to the dual use of the property as customer parking and special events, only temporary fencing will be required along South State Street.

A variance to reduce the required setback from residentially zoned properties from 300 feet to zero feet is also being requested.

TREND OF DEVELOPMENT:

The subject property is located at the southern edge of the City's downtown area where commercial begins to transition to residential. Several buildings have undergone renovations or change of ownership such as the Community Building Complex of Boone County, Midland State's Bank, Coach's Corner, Belvidere Funeral Home and Automotive Solutions.

COMPREHENSIVE PLAN:

The subject property is designated as "Central Mixed Use" by the City of Belvidere Comprehensive Plan, adopted July 15, 1999. The Central Mixed-Use map category encourages pedestrian-orientated indoor-commercial, office, institutional and residential uses with street-scaping and low-key signage. All surrounding properties are also designated "Central Mixed-Use" by the Comprehensive Plan.

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.**

Outdoor commercial entertainment is an encouraged land use in the downtown area. There is a large beer garden nearby on Buchanan Street, festivals are held downtown and the nearby Community Building Complex of Boone County hosts large events. Even though the majority of those events are held indoors, they do generate traffic in the neighborhood.

- 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 Central Business; the current zoning is Central Business, along with several adjacent properties. The entire downtown plus all the adjacent properties are designated as Central Business. The downtown area should be a mix of retail, services, residential, recreation and

entertainment that operate during the day and night and that are compatible uses. Outdoor commercial entertainment is included in the encouraged mix of land uses.

- 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 is currently used for customer parking. When the parking lot will be used for events, customers will be able to use municipal lot 11 (former Manley's site). On-site parking is not required for properties zoned central business because of the proximity to municipal parking and availability of street parking.

The presence of restaurants and bars is prevalent in the downtown area. Outdoor activities are also becoming more common with the revamping of Heritage Days, Hometown Christmas and the popularity of the Community Building Complex of Boone County.

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

All but the two residences to the south of the subject property are zoned central business district and the comprehensive plan shows the remaining two residences as eventually converting to central business land uses as well. Although there is residential nearby, the neighborhood is still part of the commercial downtown area. The special use will provide another venue for residents and organizations to enjoy.

- 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 parking lot and will be operated in conjunction with the adjacent commercial building that is served with municipal utilities.

- F. **Findings:** The potential public benefits of the proposed special use does 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.

Conditions of approval such as fencing and lighting will lessen the potential negative impacts to adjacent properties. Any music will need to adhere to the City's noise standards found within the Belvidere Zoning Ordinance.

SUMMARY OF FINDINGS:

The property is currently used for customer parking. When the parking lot will be used for events, customers will be able to use municipal lot 11 (former Manley's site). On-site parking is not required for properties zoned central business because of the proximity to municipal parking and availability of street parking.

The Comprehensive Plan designates the subject property as Central Business; the current zoning is Central Business, along with several adjacent properties. The entire downtown plus all the adjacent properties are designated as Central Business. The downtown area should be a mix of retail, services, residential, recreation and entertainment that operate during the day and night and that are compatible uses.

Outdoor commercial entertainment is an encouraged land use in the downtown area. There is a large beer garden nearby on Buchanan Street, festivals are held downtown and the nearby Community Building Complex of Boone County hosts large events. Even though the majority of those events are held indoors, they do generate traffic in the neighborhood.


Although there is residential nearby, the neighborhood is still part of the commercial downtown area. The special use will provide another venue for residents and organizations to enjoy. Conditions of approval such as fencing and lighting will lessen the potential negative impacts to adjacent properties. Any music will need to adhere to the City's noise standards found within the Belvidere Zoning Ordinance.

RECOMMENDATION:

The planning staff recommends the **approval** of case number **2019-03** for a special use for outdoor commercial entertainment at 622 South State Street subject to the following conditions.

1. A privacy fence shall be installed along property lines abutting residences but shall not inhibit safe sight distance for motorists entering and leaving the property.
2. If additional lighting is utilized, it shall not exceed 0.50 foot-candles at the property line and shall not exceed 25 feet in height.
3. Temporary fencing such as snow fencing or chain-link, a minimum of four feet in height, shall be set-up along the entire South State Street frontage during events.
4. Staff shall be present outside during events.
5. If a smaller permanent beer garden is utilized then that shall require permanent fencing to separate it from the parking lot. Such fencing shall be approved by planning staff.

Submitted by:



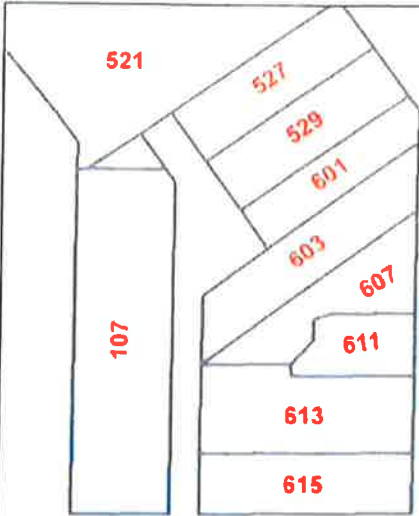
Gina DelRose
Community Development Planner

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

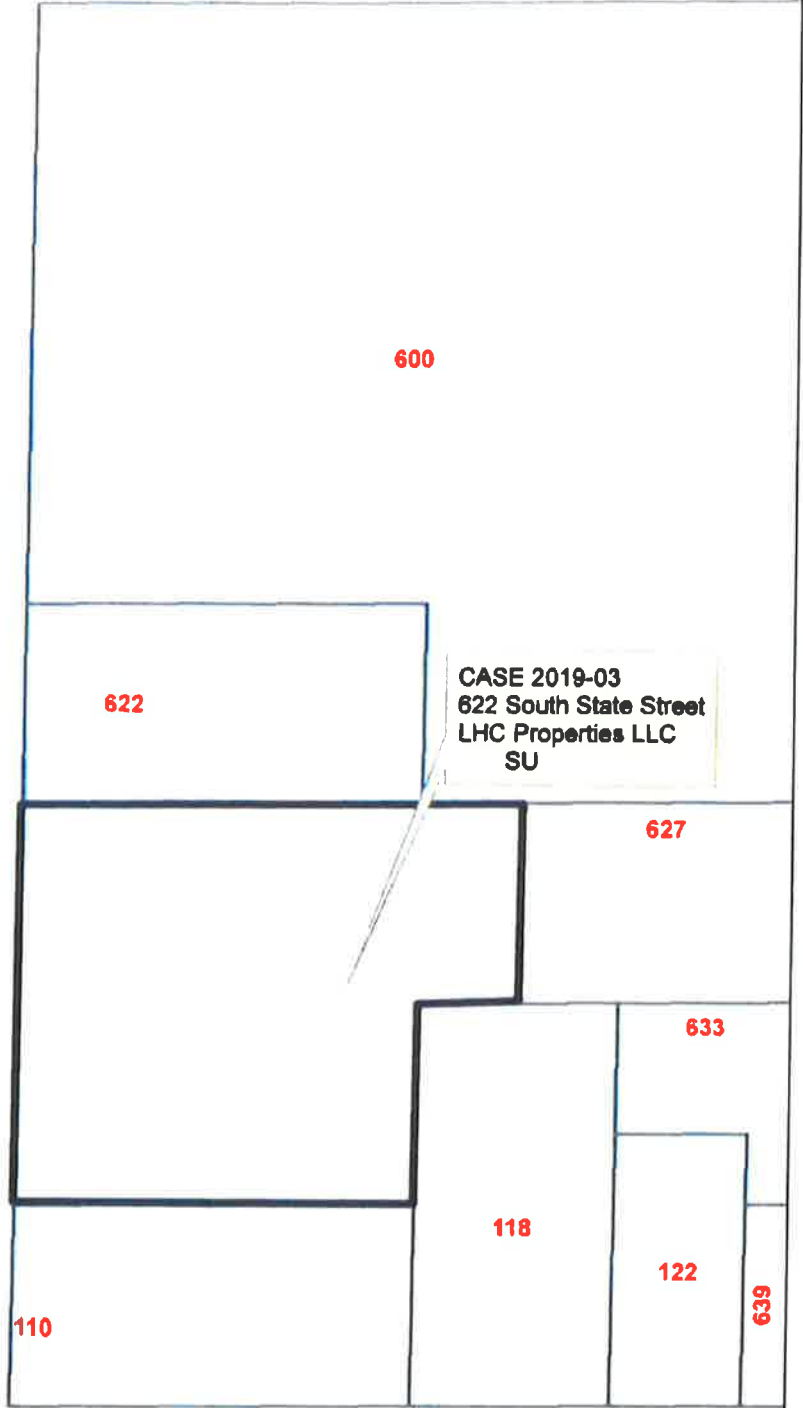
1. Location Map by Planning Staff.
2. Aerial Photo with by Planning Staff.
3. Narrative submitted by Applicant.
4. Site plan submitted by Applicant.
5. Letter submitted by the Boone County Soil and Water Conservation District, Jennifer Becker, February 13, 2019.
6. Letter submitted by the Boone County Health Department, Amanda Mehl, February 22, 2019.



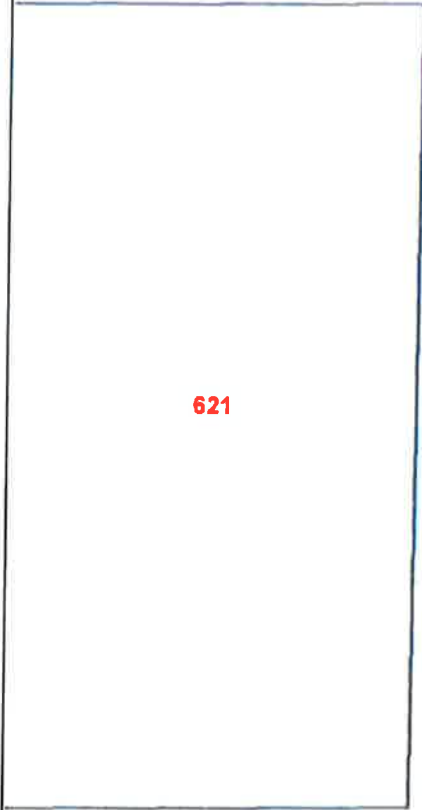
W 1st ST

S STATE ST

S STATE ST

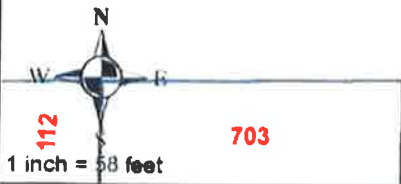


CASE 2019-03
622 South State Street
LHC Properties LLC
SU



W 2nd ST

E 2nd ST



112
1 inch = 58 feet



704

111

113

115



600

622

627

CASE 2019-03
622 South State Street
LHC Properties LLC
SU

110

118



1 inch = 29 feet

Ryan Crombie of LHC Properties, LLC is the current owner of the Parking Lot for Coach's Corner located at 622 S. State St., Belvidere, IL 61008

He would like to apply for a special use permit for outdoor commercial entertainment in the parking lot. The main purpose for the parking lot is parking for Coach's Corner, but in the warmer months he would like to use the parking lot for outdoor activities a couple times a month such as:

- Pig Roast, Poker Runs, Musical Guest, Charity Events, Corn Hole Tournaments, and Fundraisers.

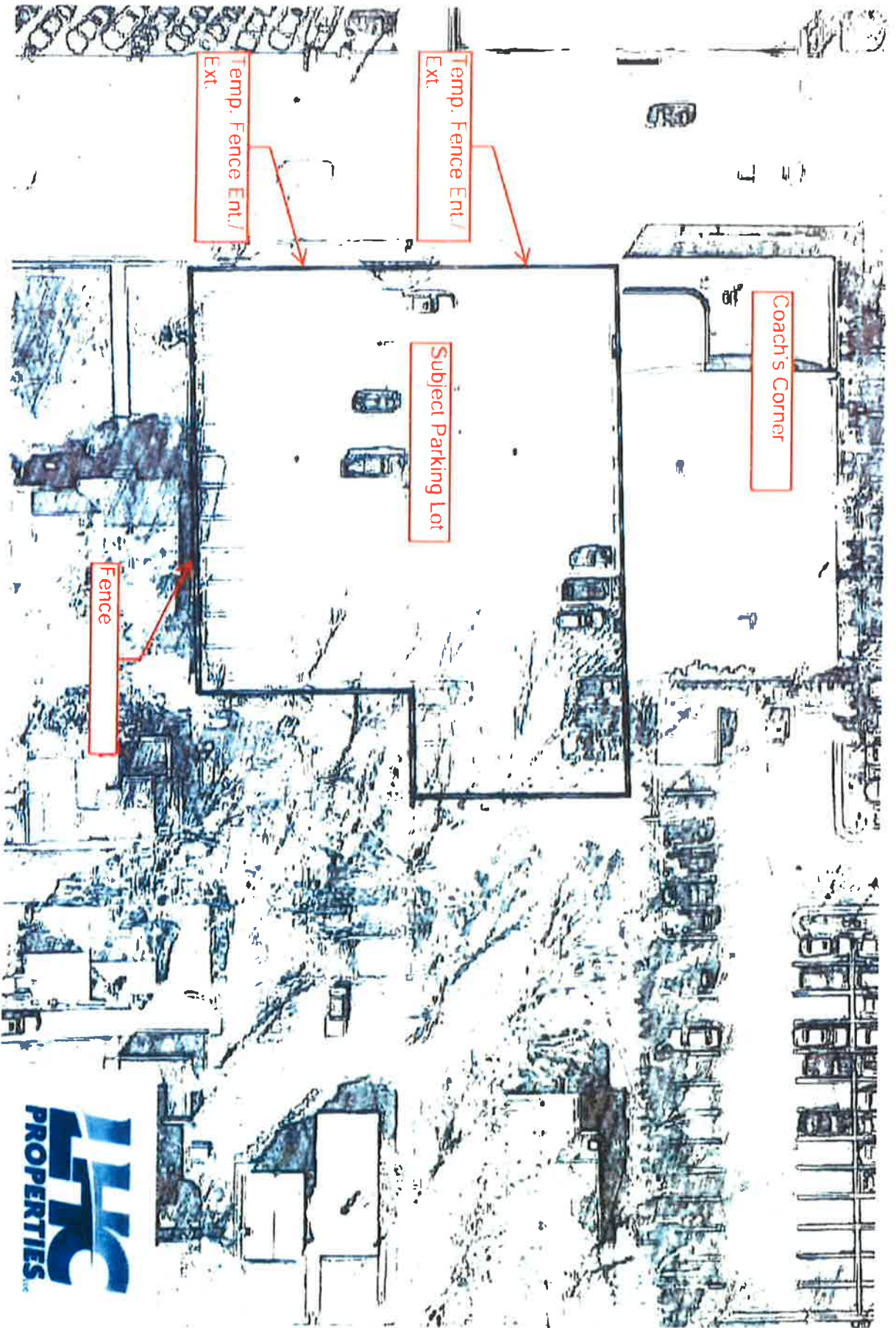
He does realize that people have had to fence off their outdoor beer gardens, but because this is main the parking lot for Coach's Corner fencing it off wouldn't be an option. When the parking lot is being used for Outdoor Activities the parking lot will be barricaded/temporary fenced off at the entrances or as necessary, so our guests & their alcohol stay inside the parking lot.

We would provide extra security during Outdoor Activities to help prevent any issues from occurring as necessary.

Hours of Outdoor Activities would follow the local noise ordinance.

Additional lighting may be brought in based upon the activity.

Plans for a permanent outdoor beer-garden/eating area are currently being investigated for Coach's Corner.



Parking lot for Outdoor Activities such as Pig Roast, Musical Guest, Charity Events, Corn Hole Tournaments, Ect.





Boone County
Soil & Water
 Conservation District

13 February 2019

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

SWCD NRI #: 1616

City of Belvidere
 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 you office as indicated below:

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

Location of Site: 622 S. State Street
 PIN(S): 06-31-151-003

Contact	Petitioner	Owner
LHC Properties, LLC 201 S. 8 th St. South Beloit, IL 61080 815-770-2044 ryanjrcrombie@outlook.com	Same	Same

Request: Special Use for outdoor commercial entertainment.

Sincerely,

Jennifer Becker
 Boone County Soil & Water
 Conservation District

Re: LHC Properties, LLC



Boone County Health Department

1204 Logan Avenue, Belvidere, Illinois 61008
Main Office 815.544.2951 Clinic 815.544.9730 Fax 815.544.2050
www.boonehealth.org

The mission of the Boone County Health Department is to serve our community by preventing the spread of disease, promoting optimal wellness & protecting the public's health.

February 22, 2019

Gina Del Rose
City of Belvidere Community Development
401 Whitney Blvd., Suite 300
Belvidere, IL 61008

FAX 815-547-0789

Re: Case: 2019-03, LHC Properties, LLC, 622 South State Street (SU)

Dear Gina,

We are in receipt of the special use to permit outdoor commercial entertainment for the above referenced case. A beer garden. Our office has no objections or comments on this request. However, prior to operation of the center a to scale plan (of the layout of the store) and a food application must be submitted to the health department for review. The plan review fee would be determined when menu information is submitted. Below is the county code explaining this further.

Sec. 30-35. Submission and review of plans; permits.

- (a) *Generally*, whenever a food service establishment or retail food store is constructed or extensively remodeled and whenever an existing structure is converted to use as a food service establishment, properly prepared plans and specifications for such construction, remodeling, or conversion shall be submitted to the regulatory authority for review and approval before construction, remodeling, or conversion is begun. The plans and specifications shall indicate the proposed layout, arrangement, mechanical plans, construction materials of work areas, and the type and model of proposed fixed equipment and facilities.
- (b) *Permit required.* Any business or organization desiring to operate as a food service establishment or retail food establishment must have a current food service permit.
- (c) *Plans, inspection and approval.* Before issuing a food service permit to a new establishment, plans must be submitted to and approved by the health authority. Plans submitted for review must be accompanied by the appropriate plan review fee as listed in section 38-31.

RE: Case: 2019-03, LHC Properties, LLC, 622 South State Street (SU)
Date: 2/22/19
Page 2 of 3

Food establishment classifications. All food service establishments or retail food establishments shall be categorized according to their type of operation, size of operation, and risk category of the food prepared and/or served and shall obtain a permit for the class of operation as hereinafter defined. The listing of various types of operation is not intended to be all inclusive, but typical and not limited to those mentioned. If a food establishment is not specifically listed, it shall be classified according to the class to which it most closely resembles.

- (1) ***High Risk Facility:*** is a food establishment that presents a high relative risk of causing foodborne illness based on the large number of food handling operations typically implicated in foodborne outbreaks and/or type of population served by the facility. The following criteria shall be used to classify facilities as Category I High Risk facilities:
 - a. whenever cooling of potentially hazardous foods occurs as part of the food handling operations at the facility;
 - b. when potentially hazardous foods are prepared hot or cold and held hot or cold for more than 12 hours before serving;
 - c. if potentially hazardous foods which have been previously cooked and cooled must be reheated;
 - d. when potentially hazardous foods are prepared for off-premises service for which time-temperature requirements during transportation, holding and service are relevant;
 - e. whenever complex preparation of foods, or extensive handling of raw ingredients with hand contact for ready to eat foods, occurs as a part of the food handling operations at the facility;
 - f. if vacuum packaging and/or other forms of reduced oxygen packaging are performed at the retail level; or
 - g. whenever serving immunocompromised individuals, where these individuals compromise the majority of the consuming population.
- (2) ***High Risk Multi-Department Facility:*** is a food establishment that presents a high relative risk of causing foodborne illness based on the large number of food handling operations typically implicated in foodborne outbreaks. These facilities have the same criteria as Category I High Risk facilities, and have 3 or more departments within their facilities which need inspection including but not limited to main grocery, bakery, deli, meat and seafood departments.

RE: Case: 2019-03, LHC Properties, LLC, 622 South State Street (SU)
Date: 2-22-19
Page 3 of 3

(3) Medium Risk Facility: is a food establishment that presents a medium risk of causing foodborne illness based upon a few food handling operations typically implicated in foodborne illness outbreaks. The following criteria shall be used to classify facilities as Category II Medium Risk facilities:

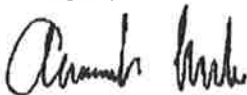
- a. if hot or cold foods are not maintained at that temperature for more than 12 hours and are restricted to same day service;
- b. if preparing foods for service from raw ingredients uses only minimal assembly; and
- c. foods served at an establishment that require complex preparation (whether canned, frozen, or fresh prepared) are obtained from an approved food processing plants, (high risk) food service establishments or retail food stores.

(4) Low Risk Facility: is a food establishment that presents a low relative risk of causing foodborne illness based on few or no food handling operations typically implicated in foodborne illness outbreaks. The following criteria shall be used to classify facilities as Category III Low Risk facilities:

- a. only prepackaged foods are available or served in the facility, and any potentially hazardous foods available are commercially pre-packaged in an approved food processing plant;
- b. only limited preparation of non-potentially hazardous foods and beverages, such as snack foods and carbonated beverages occurs at the facility; or
- c. only beverages (alcoholic and non-alcoholic) are served at the facility.

Please let us know if you have any questions or concerns

Thank you,



Amanda Mehl
Public Health Administrator
skm

MEMO

DATE: March 13, 2019

TO: Mayor and Members of the City Council

FROM: City of Belvidere Planning and Zoning Commission

SUBJECT: Findings of Fact for Case: 2019-03; LHC Properties, LLC, 622 South State Street (SU)

REQUEST AND LOCATION:

The applicant, Ryan Crombie, 201 S. 8th Street, South Beloit, IL 61080 on behalf of the property owner, LHC Properties, LLC, 201 S. 8th Street, South Beloit, IL 61080 is requesting a special use to permit outdoor commercial entertainment, specifically, a beer garden at 622 S. State Street, Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.105(C)(6)(B)(2) Outdoor Commercial Entertainment and 150.904 Special Use Review and Approval Procedures) in the CB, Central Business District. The subject property is approximately 0.50 acres (PIN: 05-36-104-025) and developed with a parking lot.

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.**

Outdoor commercial entertainment is an encouraged land use in the downtown area. There is a large beer garden nearby on Buchanan Street, festivals are held downtown and the nearby Community Building Complex of Boone County hosts large events. Even though the majority of those events are held indoors, they do generate traffic in the neighborhood.

- 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 Central Business; the current zoning is Central Business, along with several adjacent properties. The entire downtown plus all the adjacent properties are designated as Central

Business. The downtown area should be a mix of retail, services, residential, recreation and entertainment that operate during the day and night and that are compatible uses. Outdoor commercial entertainment is included in the encouraged mix of land uses.

- 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 is currently used for customer parking. When the parking lot will be used for events, customers will be able to use municipal lot 11 (former Manley's site). On-site parking is not required for properties zoned central business because of the proximity to municipal parking and availability of street parking.

The presence of restaurants and bars is prevalent in the downtown area. Outdoor activities are also becoming more common with the revamping of Heritage Days, Hometown Christmas and the popularity of the Community Building Complex of Boone County.

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

All but the two residences to the south of the subject property are zoned central business district and the comprehensive plan shows the remaining two residences as eventually converting to central business land uses as well. Although there is residential nearby, the neighborhood is still part of the commercial downtown area. The special use will provide another venue for residents and organizations to enjoy.

- 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 parking lot and will be operated in conjunction with the adjacent commercial building that is served with municipal utilities.

- F. **Findings:** The potential public benefits of the proposed special use does 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.

Conditions of approval such as fencing and lighting will lessen the potential negative impacts to adjacent properties. Any music will need to adhere to the City's noise standards found within the Belvidere Zoning Ordinance.

The motion to adopt the Findings of Fact as presented by staff for case 2019-03 for a special use for outdoor commercial entertainment (beer garden) at 622 South State Street carried with a (7-0) roll call vote.

Alissa Maher, Chairman
Belvidere Planning and Zoning Commission

MEMO

DATE: March 13, 2019
TO: Mayor and Members of the City Council
FROM: City of Belvidere Planning and Zoning Commission
SUBJECT: Recommendation for Case: 2019-03, LHC Properties, LLC, 622 South State Street (SU)

REQUEST AND LOCATION:

The applicant, Ryan Crombie, 201 S. 8th Street, South Beloit, IL 61080 on behalf of the property owner, LHC Properties, LLC, 201 S. 8th Street, South Beloit, IL 61080 is requesting a special use to permit outdoor commercial entertainment, specifically, a beer garden at 622 S. State Street, Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.105(C)(6)(B)(2) Outdoor Commercial Entertainment and 150.904 Special Use Review and Approval Procedures) in the CB, Central Business District. The subject property is approximately 0.50 acres (PIN: 05-36-104-025) and developed with a parking lot.

RECOMMENDATION:

The planning and zoning commission recommended the **approval** of case number **2019-03** for a special use to permit outdoor commercial entertainment (a beer garden) at 622 South State Street subject to the following *amended* conditions:

1. A privacy fence shall be installed along property lines abutting residences but shall not inhibit safe sight distance for motorists entering and leaving the property.
2. If additional lighting is utilized, it shall not exceed 0.50 foot-candles at the property line and shall not exceed 25 feet in height.
3. Temporary fencing such as snow fencing or chain-link, a minimum of four feet in height, shall be set-up along the entire South State Street frontage during events.
4. Staff shall be present outside during events.
5. If a smaller permanent beer garden is utilized, then that shall require permanent fencing to separate it from the parking lot. Such fencing shall be approved by planning staff.
6. *Activities approved by this special use should cease by 10pm daily.*

Motion to approve case 2019-03; LHC Properties, LLC, 622 South State Street (SU) subject to the conditions as amended with a (7-0) roll call vote.

Alissa Maher, Chairman
Belvidere Planning and Zoning Commission

ORDINANCE NO. 450H

**AN ORDINANCE APPROVING
A REPLAT TITLED
Plat 3 of Townhall Industrial Park**

WHEREAS, the City of Belvidere has adopted a Subdivision Ordinance (Chapter 151 of the Belvidere Municipal Code) in accordance with the provisions of Illinois Compiled Statutes to regulate the division of land and specify the minimum requirements for public improvements on land in the City of Belvidere; and,

WHEREAS, Gary Lindenberg, 4792 Stenstrom Road, Rockford, IL 61109, the applicant and owner of the property described in the attached subdivision plat (hereof referenced as Attachment A) has petitioned the City of Belvidere for approval of the replat titled Plat 3 of Townhall Industrial Park.

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

Section 1. That the attached RePlat titled Plat 3 of Townhall Industrial Park be, and is hereby approved, subject to the following conditions:

1. All public improvements shall be completed in accordance with approved construction plans for the development.
2. A Performance Bond or Letter-of-Credit is required for all public improvements on forms provided by the City and must be submitted prior to recording of the Final Plat or approval and release of the construction plans for the development by the Director of Public Works.
3. A construction inspection fee in the amount of three percent of the approved engineer's estimate of cost for the public improvements must be paid to the City Clerk prior to approval and release of the construction plans for the development by the Director Public Works.
4. Prior to approval of the Final Plat for this subdivision, the developer shall pay all normal, customary, and standard permit, inspection, tap-on, connection, recapture, basin and other fees that are required by the City at the time of Final Plat submittal.
5. A drain overlay for this plat needs to be submitted for review and approval prior to the final plat approval.
6. All lots shown on this plat must have sanitary sewer and water services stubs to the property line in accordance with City Subdivision standards.
7. Show 2 concrete monuments at opposite corners per 765 ILCS 205/1.
8. No monument found or set at PC of curve on south line of Lot 16.

9. Identify solid and open circles shown at property corners as either being set or found monuments.
10. Remove found 5/8" IP notes at the northwest and southeast corner of Lot 15. These are new corners so how can the monuments be found?
11. Identify existing easements with the recoding information for the easement (i.e. 12" Utility Easement per Doc. No. 2005R02019.)
12. The duplicate Public Works Director certificate block shall be replaced with a Drainage Overlay certificate block.
13. The building setback line shall be changed to 45 feet.
14. The Stormwater Management Plan note shall reflect the Boone County Soil and Water Conservation District's updated information. Their address is 211 North Appleton Road, Belvidere, IL 61008 and their phone number is 815-544-2677 extension 3.
15. The revised plat shall be presented to the planning department for review and approval before any signatures are obtained.
16. The plat shall be recorded with the County Recorder of Deeds within 90 days of City Council approval, unless a plat-recording extension is granted.
17. The final plat shall be in compliance with all applicable codes, ordinances and agreements.

Section 2. That the Mayor and City Clerk are hereby authorized and directed to execute the plat upon presentment of a proper guarantee for the construction of the required subdivision improvements and payment of the construction inspection fee in accordance with the Belvidere Subdivision Ordinance.

Section 3. That the City Clerk is hereby authorized and directed to cause the final plat to be recorded with the Boone County Recorder of Deeds after the plat is properly executed by all of the officers of the City of Belvidere.

Section 4. That this Ordinance shall be in full force and effect from and after its passage as provided by local law and pursuant to Illinois State Statutes. This written and foregoing Ordinance is published by authority of the corporate authorities of the City of Belvidere in pamphlet form on this date.

PASSED by the City Council of the City of Belvidere this _____ day of _____, 2019.

APPROVED by the Mayor of the City of Belvidere this _____ day of _____, 2019.

Mike Chamberlain, Mayor

ATTEST:

Shauna Arco, City Clerk

Ayes: _____ Nays: _____ Absent: _____

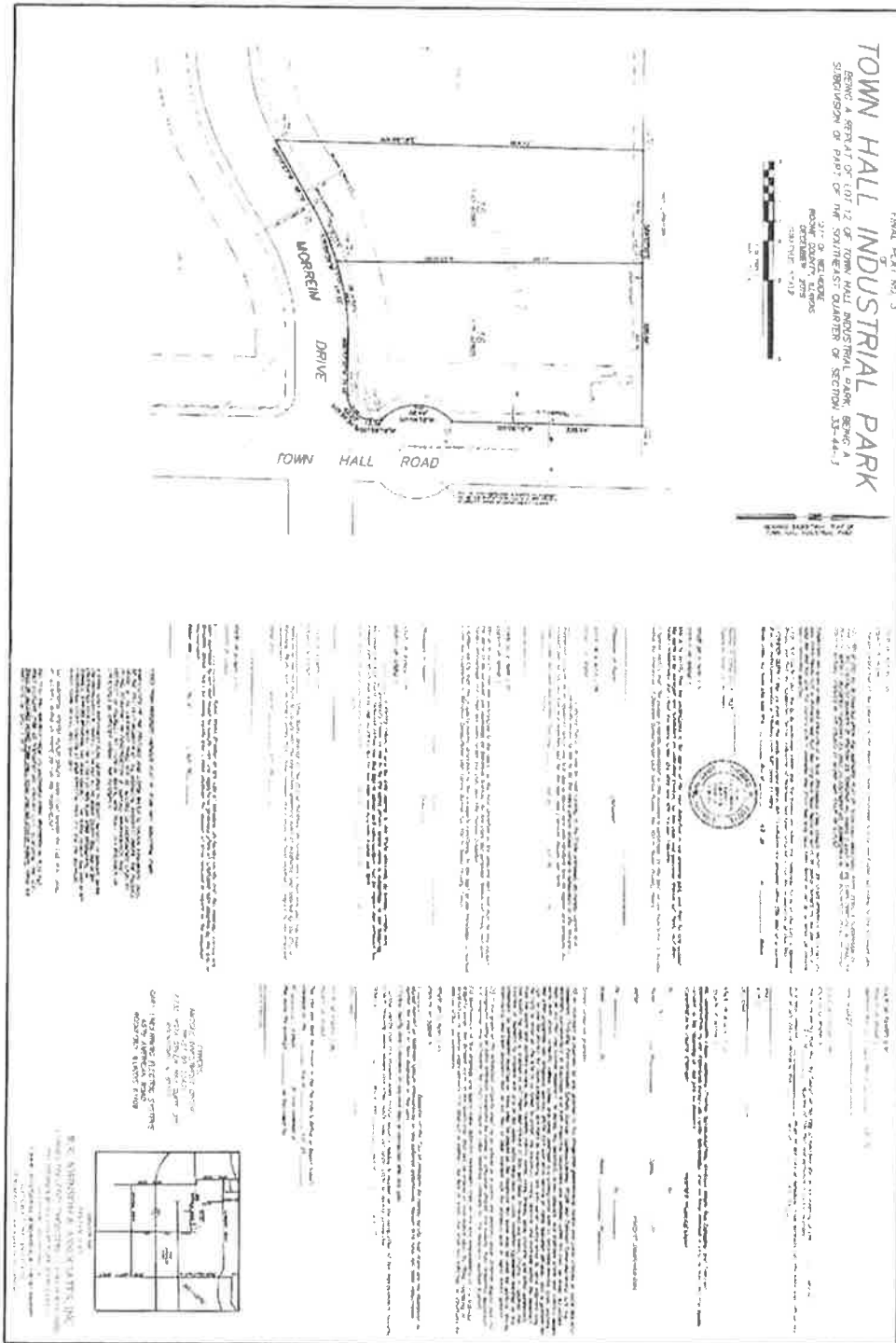
City Council Members Voting Aye:

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

March 5, 2019

ADVISORY REPORT

CASE: 2019-05 **APPLICANT:** Lindenberg, Townhall Industrial Park Plat 3 (RP)

REQUEST:

The applicant is requesting final plat approval of Plat 3 of the Townhall Industrial Park Subdivision. The plat is a replat of Lot 12 of Plat 1. Plat 3 consists of 2 lots comprised of 3.14 acres.

LOCATION:

The subject property is located in the northeast corner of the subdivision, bordered by Townhall Road and Morreim Drive.

BACKGROUND:

The property was annexed into the City of Belvidere in 1998. In 1998 the property was rezoned to I-2. In 2006 it was rezoned to Heavy Industrial. The first plat was approved in 1999; the second plat was approved in 2002. It appears that Townhall Road was not required to be approved during the platting process in 1999 because of the lack of development to the north. The applicant is requesting the replat of Lot 12 in order to accommodate a business desiring to locate in the industrial park.

A request for comments was forwarded to 17 departments, agencies or other parties. Comments received have been incorporated into the recommended conditions of approval.

SUMMARY OF FINDINGS:


The third final plat of Townhall Industrial Park is in conformance with the City of Belvidere's subdivision and zoning ordinances provided the suggested conditions of approval are met.

RECOMMENDATION:

Planning staff recommends the **approval** of case number **2019-05** subject to the following conditions:

1. All public improvements shall be completed in accordance with approved construction plans for the development.
2. A Performance Bond or Letter-of-Credit is required for all public improvements on forms provided by the City and must be submitted prior to recording of the Final Plat or approval and release of the construction plans for the development by the Director of Public Works.
3. A construction inspection fee in the amount of three percent of the approved engineer's estimate of cost for the public improvements must be paid to the City Clerk prior to approval and release of the construction plans for the development by the Director Public Works.
4. Prior to approval of the Final Plat for this subdivision, the developer shall pay all normal, customary, and standard permit, inspection, tap-on, connection, recapture, basin and other fees that are required by the City at the time of Final Plat submittal.
5. A drain overlay for this plat needs to be submitted for review and approval prior to the final plat approval.
6. All lots shown on this plat must have sanitary sewer and water services stubs to the property line in accordance with City Subdivision standards.
7. Show 2 concrete monuments at opposite corners per 765 ILCS 205/1.
8. No monument found or set at PC of curve on south line of Lot 16.
9. Identify solid and open circles shown at property corners as either being set or found monuments.
10. Remove found 5/8" IP notes at the northwest and southeast corner of Lot 15. These are new corners so how can the monuments be found?
11. Identify existing easements with the recoding information for the easement (i.e. 12" Utility Easement per Doc. No. 2005R02019.)
12. The duplicate Public Works Director certificate block shall be replaced with a Drainage Overlay certificate block.
13. The building setback line shall be changed to 45 feet.
14. The Stormwater Management Plan note shall reflect the Boone County Soil and Water Conservation District's updated information. Their address is 211 North Appleton Road, Belvidere, IL 61008 and their phone number is 815-544-2677 extension 3.
15. The revised plat shall be presented to the planning department for review and approval before any signatures are obtained.
16. The plat shall be recorded with the County Recorder of Deeds within 90 days of City Council approval, unless a plat-recording extension is granted.
17. The final plat shall be in compliance with all applicable codes, ordinances and agreements.

Submitted by:


Gina DelRose
Community Development Planner

ATTACHMENTS

1. Location Map by Planning Staff.
2. Aerial Photo by Planning Staff.
3. Letter from Boone County Conservation District, Dan Kane, February 27, 2019.
4. Memo from the Belvidere Public Works Department, Brent Anderson, February 28, 2019.
5. Letter from the Boone County Soil and Water Conservation District, James Mulcahy, March 5, 2019.
6. Final Plat 3 of Townhall Industrial Park Subdivision.

CASE 2019-05
Townhall Industrial Park
Plat 3
Gary Lindenberg
RP

1000

3467

TOWN HALL RD

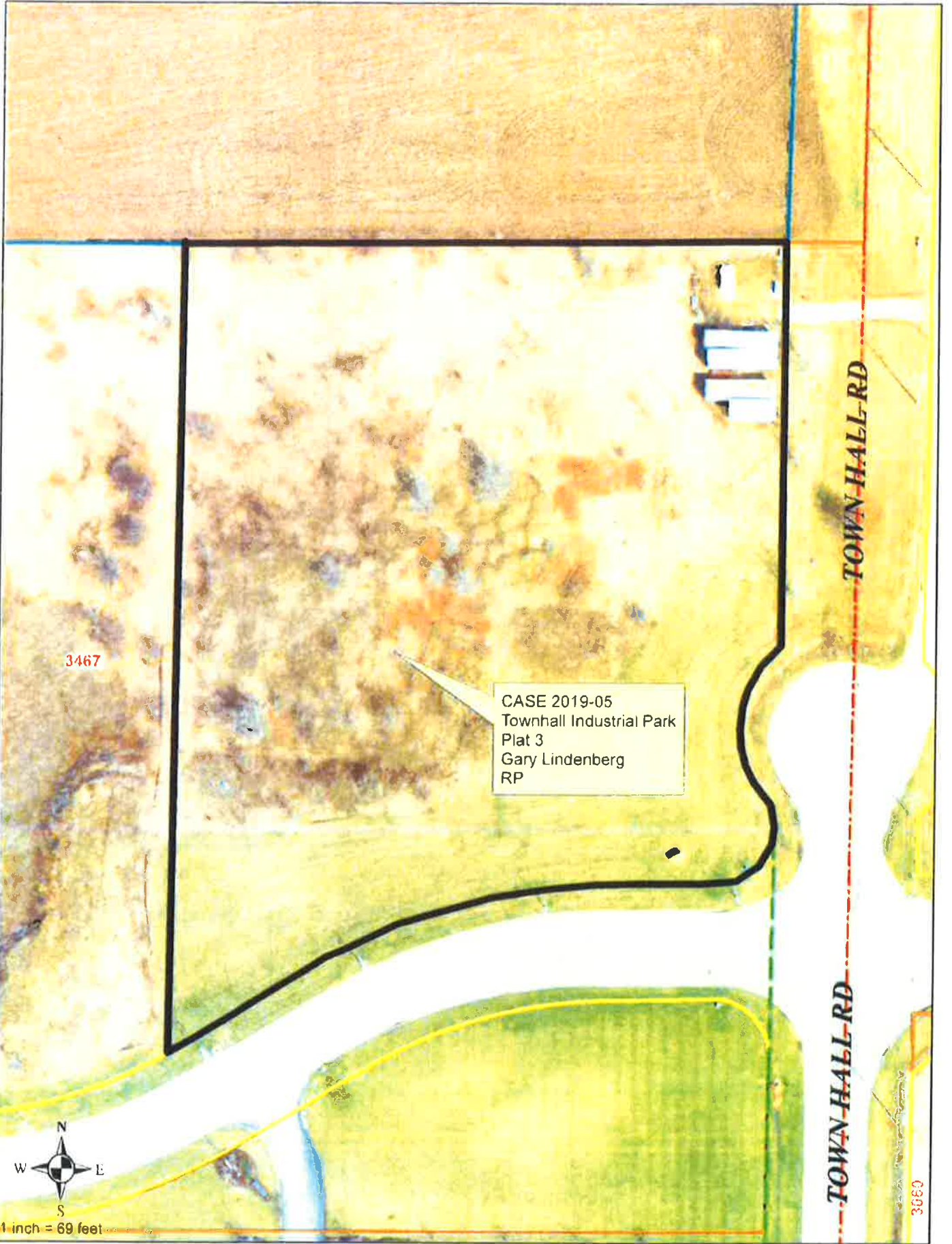
MORREIM DR

3060

3458



1 inch = 144 feet



3467

CASE 2019-05
Townhall Industrial Park
Plat 3
Gary Lindenberg
RP

TOWN HALL RD

TOWN HALL RD

3660



1 inch = 69 feet



603 Appleton Road, Belvidere, Illinois 61008 Phone 815-547-7935 Fax 815-547-7939

**BOONE COUNTY
CONSERVATION
DISTRICT**

February 27, 2019

City of Belvidere Community Development
Attn: Gina DelRose
401 Whitney Blvd. Suite 300
Belvidere, IL 61008

Re: 2019-05; Townhall Industrial Park Plat 3 (replat)

Dear Ms. DelRose:

The Boone County Conservation District has reviewed the above referenced case and has no comments at this time. Thank you for the opportunity to respond.

Thank you.

Sincerely,

BOONE COUNTY CONSERVATION DISTRICT

A handwritten signature in blue ink, appearing to read 'Dan Kane', is written over the printed name and title.

Dan Kane
Executive Director

Memo

To: Gina DelRose, Community Development Planner
From: Brent Anderson, Director of Public Works
Date: 2/28/2019
Re: 2019-05; Townhall Industrial Park, Plat #3 (Replat of Lot 12)

Having reviewed the above plat, I would offer the following comments:

1. All public improvements shall be completed in accordance with approved construction plans for the development.
2. A Performance Bond or Letter-of-Credit is required for all public improvements on forms provided by the City and must be submitted prior to recording of the Final Plat or approval and release of the construction plans for the development by the Director of Public Works.
3. A construction inspection fee in the amount of three percent of the approved engineer's estimate of cost for the public improvements must be paid to the City Clerk prior to approval and release of the construction plans for the development by the Director of Public Works.
4. Prior to approval of the Final Plat for this subdivision, the developer shall pay all normal, customary, and standard permit, inspection, tap-on, connection, recapture, basin, and other fees that are required by the City at the time of Final Plat submittal.
5. A drainage overlay for this plat needs to be submitted for review and approval prior to final plat approval.
6. All lots shown on this plat must have sanitary sewer and water service stubs to the property line in accordance with City subdivision standards.
7. Show 2 concrete monuments at opposite corners per 765 ILCS 205/1.
8. No monument found or set at PC of curve on south line of Lot 16.
9. Identify solid and open circles shown at property corners as either being set or found monuments.
10. Remove found 5/8" IP notes at the northwest and southeast corner of Lot 15. These are new corners so how can the monuments be found?
11. Identify existing easements with the recording information for the easement. (i.e. 12' Utility Easement per Doc. No. 2005R02019.)



**Boone County
Soil & Water
Conservation District**

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

5 March 2019

**Gina DelRose
Community Development Planner
401 Whitney Blvd, Suite 300
Belvidere, IL 61008**

Re: 2019-5; Townhall Industrial park Plat 3 (Replat)

Dear Ms. DelRose:

The Boone County Soil & Water Conservation District has no comment at this time on the above noted replat.

Thank you for the opportunity to comment.

Sincerely:

James Mulcahy

FINAL PLAT NO. 3
 OF
TOWN HALL INDUSTRIAL PARK

BEING A REPLAT OF LOT 12 OF TOWN HALL INDUSTRIAL PARK, BEING A
 SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 33-44-3

CITY OF BOLIVIERE
 BOONE COUNTY, ILLINOIS
 DECEMBER, 2010
 GRAPHIC SCALE



ARTICLE I
 TITLE

ARTICLE II
 DESCRIPTION OF THE PROPERTY

ARTICLE III
 EASEMENTS

ARTICLE IV
 UTILITIES

ARTICLE V
 CONVEYANCE

ARTICLE VI
 GENERAL PROVISIONS

ARTICLE VII
 RECORDING

ARTICLE VIII
 MISCELLANEOUS

ARTICLE IX
 SIGNATURES

ARTICLE X
 CERTIFICATE OF RECORDING

ARTICLE XI
 EXHIBIT A

ARTICLE XII
 EXHIBIT B

ARTICLE XIII
 EXHIBIT C

ARTICLE XIV
 EXHIBIT D

ARTICLE XV
 EXHIBIT E

ARTICLE XVI
 EXHIBIT F

ARTICLE XVII
 EXHIBIT G

ARTICLE XVIII
 EXHIBIT H

ARTICLE XIX
 EXHIBIT I

ARTICLE XX
 EXHIBIT J

ARTICLE XXI
 EXHIBIT K

ARTICLE XXII
 EXHIBIT L

ARTICLE XXIII
 EXHIBIT M

ARTICLE XXIV
 EXHIBIT N

ARTICLE XXV
 EXHIBIT O

ARTICLE XXVI
 EXHIBIT P

ARTICLE XXVII
 EXHIBIT Q

ARTICLE XXVIII
 EXHIBIT R

ARTICLE XXIX
 EXHIBIT S

ARTICLE XXX
 EXHIBIT T



W. W. BROWN & ASSOCIATES, INC.
 ENGINEERS & ARCHITECTS
 1000 WEST BROADWAY, SUITE 100
 CHICAGO, ILLINOIS 60606
 TEL: (312) 467-1000
 FAX: (312) 467-1001
 WWW.WWBROWN.COM

MEMO

DATE: March 13, 2019
TO: Mayor and Members of the City Council
FROM: City of Belvidere Planning and Zoning Commission
SUBJECT: Recommendation for Case 2019-05; Townhall Industrial Park, Plat 3 (RP)

REQUEST:

The applicant is requesting final plat approval of Plat 3 of the Townhall Industrial Park Subdivision. The plat is a replat of Lot 12 of Plat 1. Plat 3 consists of 2 lots comprised of 3.14 acres.

RECOMMENDATION:

The planning and zoning commission recommended the **approval** of case number **2019-05** subject to the following conditions:

1. All public improvements shall be completed in accordance with approved construction plans for the development.
2. A Performance Bond or Letter-of-Credit is required for all public improvements on forms provided by the City and must be submitted prior to recording of the Final Plat or approval and release of the construction plans for the development by the Director of Public Works.
3. A construction inspection fee in the amount of three percent of the approved engineer's estimate of cost for the public improvements must be paid to the City Clerk prior to approval and release of the construction plans for the development by the Director Public Works.
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10. Remove found 5/8" IP notes at the northwest and southeast corner of Lot 15. These are new corners so how can the monuments be found?
11. Identify existing easements with the recoding information for the easement (i.e. 12" Utility Easement per Doc. No. 2005R02019.)
12. The duplicate Public Works Director certificate block shall be replaced with a Drainage Overlay certificate block.
13. The building setback line shall be changed to 45 feet.
14. The Stormwater Management Plan note shall reflect the Boone County Soil and Water Conservation District's updated information. Their address is 211 North

Appleton Road, Belvidere, IL 61008 and their phone number is 815-544-2677 extension 3.

15. The revised plat shall be presented to the planning department for review and approval before any signatures are obtained.
16. The plat shall be recorded with the County Recorder of Deeds within 90 days of City Council approval, unless a plat-recording extension is granted.
17. The final plat shall be in compliance with all applicable codes, ordinances and agreements.

Motion to approve case 2019-05; Townhall Industrial Park, Plat 3 (RP) subject to the conditions as presented carried with a (7-0) roll call vote.

Alissa Maher, Chairman
Belvidere Planning and Zoning Commission

RESOLUTION #2090-2019:

**A RESOLUTION DIRECTING THE PLANNING DEPARTMENT
TO PUBLISH THE ZONING MAP OF THE CITY OF BELVIDERE**

WHEREAS, Illinois statute requires municipalities to publish a zoning map annually; and

WHEREAS, the City of Belvidere has compiled and attached hereto as Exhibit A, a zoning map (dated February 2019 and current with all approved map amendments and annexation) depicting zoning districts as required by state statute, and

WHEREAS, the Official Zoning Map is on file and available for public inspection and purchase at the Belvidere Community Development Department at 401 Whitney Boulevard, Belvidere.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and the City Council of the City of Belvidere that the Planning Department is directed to publish the Official Zoning Map by posting a copy of the map on the office of the Planning Department's web site. The Planning Department is further authorized to make the Official Zoning Map available for purchase.

Approved:

_____ Mayor

Attest:

_____ City Clerk

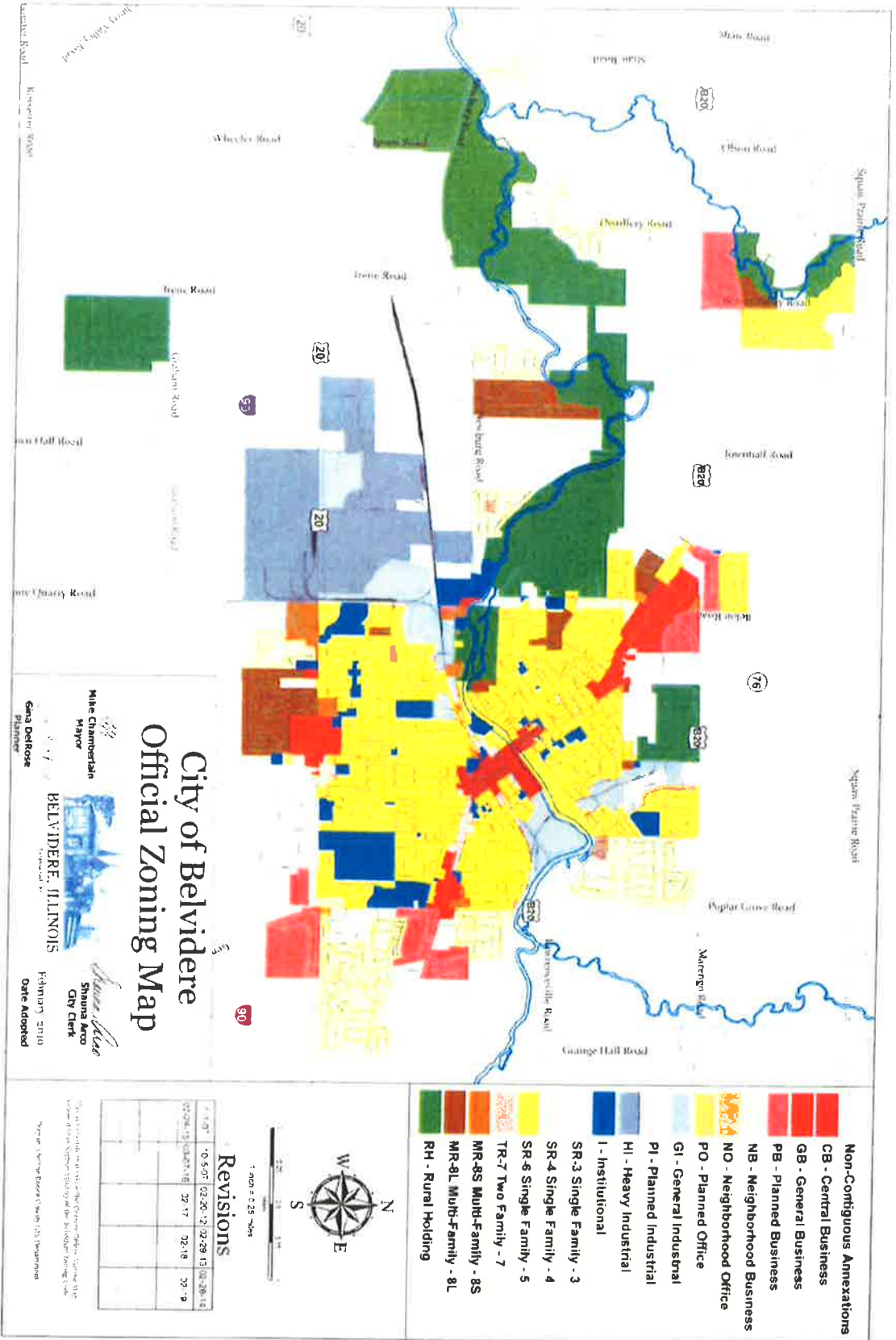
Ayes:

Nays:

Absent:

Approved:

EXHIBIT A



City of Belvidere
Official Zoning Map

Mike Chamberlain
Mayor

Shirana Arco
City Clerk

Gina DeRose
Planner

February 2010
Date Adopted

BELVIDERE, ILLINOIS

	CB - Central Business
	GB - General Business
	PB - Planned Business
	NB - Neighborhood Business
	NO - Neighborhood Office
	PO - Planned Office
	GI - General Industrial
	PI - Planned Industrial
	HI - Heavy Industrial
	I - Institutional
	SR-3 Single Family - 3
	SR-4 Single Family - 4
	SR-6 Single Family - 5
	TR-7 Two Family - 7
	MR-RS Multi-Family - 8S
	MR-RL Multi-Family - 8L
	RH - Rural Holding

Non-Configuous Annexations

Scale: 1 inch = 0.25 miles

Revisions

Date	Description
02-20-10	Adopted
02-20-10	Adopted
02-20-10	Adopted
02-20-10	Adopted
02-20-10	Adopted
02-20-10	Adopted

Map prepared by: Gina DeRose, Planner

RESOLUTION #2091-2019:
A RESOLUTION AUTHORIZING
THE EXECUTION OF A REAL ESTATE
PURCHASE AGREEMENT BETWEEN
THE CITY OF BELVIDERE AND
BELVIDERE BANK AND TRUST AS
TRUSTEE OF TRUST NO. 1236 AND
GERALD ROWE

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 Real Estate Purchase Agreement attached hereto as Exhibit A.
- 2) The Mayor is hereby authorized to execute and City Clerk is authorized to attest the attached Real Estate Purchase Agreement.

Approved:

Mayor

Attest:

City Clerk

Ayes:

Nays:

Absent:

Approved:

EXHIBIT A

REAL ESTATE SALES AND
DEVELOPMENT AGREEMENT

This Agreement (Agreement) is entered into this ___ day of _____, 2019, between the City of Belvidere, Illinois, an Illinois Municipal Corporation (the City) and Belvidere National Bank and Trust as Trustee of Trust No. 1236, and Gerald Rowe as the Beneficial Owner or trustor, (Sellers).

RECITALS

WHEREAS, Sellers are the owners of certain premises located in the 100 block of East Lincoln Ave., Belvidere Illinois and commonly known as Pins 05-26-434-016, 05-26-434-017, 05-26-434-018 and 05-26-434-019 (hereinafter the Property), the legal description for said Property is described on Exhibit A attached hereto and incorporated; and

WHEREAS, the Property is currently improved with a blacktop parking lot; and

WHEREAS, Sellers desire to sell the Property described herein to the City; and

WHEREAS, the City desires to purchase the Property from Sellers.

NOW THEREFORE, in consideration of the Recitals, the mutual agreements and covenants set forth in this Agreement and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. RECITALS:

The Recitals set forth above are incorporated into this Agreement by this reference.

2. PREMISES:

The Property is improved with a blacktop parking lot and a garage. The Property, together with all improvements, rights, easements and interests appurtenant thereto, including without limitation (i) any and all of Sellers' right, title and interest (if any) in and to any and all streets and public ways adjacent thereto, any and all surface, subsurface and air rights and (ii) any and all water or mineral rights owned by or leased to Sellers and located on the Property, shall hereinafter be referred to collectively as the "Premises". The Premises may also include certain personal property including permanently installed fixtures.

3. SALE AND CONVEYANCE:

Sellers agree to sell and convey to City, or its designee, and City agrees to purchase from Sellers, at the price and upon the terms set forth in this Agreement, the Premises, subject to the terms, provisions and limitations set forth herein.

4. PURCHASE PRICE AND ESCROW:

The total purchase price (the Purchase Price) for the Premises shall be \$75,000.00. The City shall deposit with the Title Company to be held in trust a sum equal to zero percent (0%) of the Purchase Price as and for earnest money for this Contract. The earnest money shall be applied to the Purchase Price at Closing unless this Agreement is properly terminated by the City prior to Closing in which case, the escrowed sum shall be immediately returned to the City.

5. CITY AGREEMENT APPROVAL CONTINGENCY:

This Agreement is contingent upon the adoption of a formal resolution or ordinance by the City Council of the City of Belvidere approving this Agreement and authorizing the execution of this Agreement by the Mayor and City Clerk. If such approval is not granted, this Agreement is terminated and any earnest money deposited shall be immediately returned to the City.

6. EXECUTION BY SELLERS – “EFFECTIVE DATE”:

Upon receipt of an executed original copy of this Agreement from the City (the Agreement Delivery Date), Sellers shall execute this Agreement and return a duplicate original to the City. The date the Sellers return the executed Agreement to the City shall be the “Effective Date”.

7. TITLE COMMITMENT AND SURVEY:

Sellers, at their cost, shall provide the City, within 30 days of the Effective Date, a new commitment to issue an Owner’s Title Policy of Insurance for the Property dated no earlier than the Effective Date (the title commitment), together with copies of all documents giving rise to any and all title exceptions raised therein, from a reputable title company mutually acceptable to the parties. In the same period, Sellers, at their cost shall also provide the City with a Plat of Survey that conforms with the current minimum standard of practice for boundary surveys that is dated not more than six (6) months prior to the date of Closing, and is prepared by a professional land surveyor licensed under the laws of the State of Illinois.

The City may, within ten (10) days of receipt of the title commitment, with documents, or plat of survey object to any defects in title or shown on the plat of survey, including but not limited to easements, and covenants and conditions of record and terminate this Agreement without penalty to either Party.

The City and Sellers shall jointly choose a title company with offices located in Belvidere, Illinois to act as the Title Company for this transaction.

8. TITLE TO PROPERTY:

At closing, Sellers shall convey title to the Property to the City by recordable Warranty Deed (the Deed), subject only to the following items (the Permitted Exceptions):

- a. General real estate taxes for the year 2018 and subsequent years;
- b. Easements, restricted to the perimeter of the Premises, covenants, restrictions and reservations of record;
- c. Zoning;
- d. Exceptions arising from acts done, taken or suffered by the City;
- e. Such other exceptions acceptable to the City.

9. MARKED TITLE COMMITMENT:

At closing, Sellers shall furnish the City, at Sellers' expense, a commitment to issue a current ALTA Form B Owner's Policy of Title Insurance with extended coverage for the Premises, insuring the City as the owner of the Premises subject only to the Permitted Exceptions (the Marked Commitment). The Marked Commitment shall be issued by the Title Company at closing, shall be in the amount of the Purchase Price and shall insure the City's fee simple title to the Premises effective as of closing, subject only to the Permitted Exceptions. The City, at its option and own cost, may request any endorsements or additional insurance it desires from the Title Company and Sellers will cooperate to obtain such additional insurance or endorsements.

10. PREMISES INSPECTION PERIOD:

- a. From and after the Effective Date of this Agreement until the Closing or earlier termination of this Agreement, Sellers shall permit Purchaser and its authorized representatives to enter onto the Property for the sole purpose of performing any visual or other non-invasive inspection, evaluation or survey of the Property, including without limitation, performance of a Phase I environmental site assessment of the Property sufficient to satisfy an all appropriate inquiry. Sellers

agree to cooperate with any such inspection and to make all portions of the Premises available for such inspection by the City, or its designee or agent. Sellers may have a representative present for such inspections.

- b. The environmental inspections of the Premises shall be sufficient to qualify as an All Appropriate Inquiry (Phase I Study) under relevant Federal Law and will be performed by an environmental consultant of the City's choosing. The cost of the Phase I Study shall be split equally between the City and Sellers. If the Phase I Environmental Study reveals the existence or likely existence of any environmental defect on the Premises, or suggests the need for additional environmental evaluation (a Phase II Study), the City may accept the Premises as is, or may at its option terminate this Agreement as set forth below or may conduct a Phase II Environmental Study. If the City elects to pursue a Phase II Environmental Study, the Parties at that time shall enter into a separate agreement with regard to the terms and conditions for any of the contemplated activities necessitated for the Phase II Environmental Study. If no agreement can be reached between the parties, within ten (10) days of request by the City, this Agreement shall terminate without penalty and all earnest money shall be returned to City. If the parties come to a written agreement, then the Sellers agree to extend the terms of this contingency and the closing date to accommodate the agreed upon Phase II Environmental Study.
- c. The City agrees to indemnify, defend and hold harmless, the Sellers from and against any claims arising from any entry upon the Premises by the City and its agents. The City shall restore the Premises to the condition it was in prior to any testing conducted as a part of the Premises Inspection.
- d. Sellers agree to provide the City with any existing environmental studies, audits, soil tests, engineering studies and any notices, correspondence, letters or any other document or communication, concerning environmental compliance (received from any entity) in its possession or control, including but not limited to any No Further Remediation Letter, immediately upon execution of this Agreement. Further, Sellers shall cooperate in any Environmental Study (Phase I and Phase II), including but not limited to provision of documents reasonably requested by the City or the environmental consultant and answering any reasonable questions regarding the premises.
- e. If a Phase I or Phase II Environmental Study reveals any environmental defect, or threat of an environmental defect (concern), the City may terminate this Agreement without penalty and all earnest money and/or escrowed money shall be immediately returned to the City. For purposes of this Agreement an environmental defect shall mean the existence or likely existence of any hazardous substance as

that term may be defined in any State of Illinois or United States environmental law or regulation including, but not limited to, any and all pollutants, contaminants, toxic or hazardous wastes, materials or substances or any other substance that might pose a hazard to health or safety, the removal of which may be required or the generation, manufacture, refining, presence, production, processing, treatment, storage, handling, transportation, transfer, use disposal, release, discharge, emission, spillage, seepage or filtration of which is now or hereafter restricted, prohibited or penalized under any environmental law (including without limitation, petroleum products, lead paint, asbestos, urea formaldehyde foam insulation, and polychlorinated bipheyls.

11. CLOSING DELIVERIES:

- a. The closing of the Purchase and Sale of the Premises shall occur within ninety days (90) of the Effective Date, or at such other time mutually agreeable to the parties, in writing. The closing shall occur through the Title Company using the usual form of Corporate Warranty/Trustee Deed with such special and additional provisions as are required to conform with this Agreement.
- b. If an escrow closing is desired or required by the City, the parties agree that the title company agreed upon by the parties to furnish title evidence shall be Escrowee. Counsel of the respective parties are authorized to execute the escrow instructions of Escrowee and/or the Title Company. The Sellers shall pay any Escrowee charges.
- c. At Closing, Sellers shall deliver to the Title Company whether or not an Escrow is requested by City, in exchange for payment of the Purchase Price, less the earnest money, plus or minus prorations, the following Closing Documents; (i) the Corporate Warranty Deed conveying the Property to the City subject only to the Permitted Exceptions, (ii) an Affidavit of Title covering the Property, in Boone County Bar Association approved form, (iii) an ALTA statement, (iv) a Gap Affidavit, (v) a non-foreign investment transfer affidavit, (vi) to cause the Title Company to deliver a marked Title Commitment to the purchaser (vii); (viii) and such other documents, instruments, certifications and confirmations as may reasonably be required and designated by the City, the Title Company to fully effect and consummate the transactions contemplated by this Agreement.
- d. At closing, City shall deliver to the Title Company, in exchange for Sellers' deliveries, the following: (i) The Purchase Price plus or minus prorations and less the Earnest Money, (ii) an ALTA Statement, (iii) such other documents, instruments and certifications as may be reasonably required by the Sellers, Escrowee, and/or the Title Company, to fully effect and consummate the transactions contemplated by this Agreement.

- e. If City breaches this Agreement by refusing to close the transaction when required to do so hereunder, then Sellers shall retain all of the Earnest Money as its sole and exclusive remedy.

12. BROKERS:

Sellers and the Buyer represent to each other that neither Buyer nor Sellers engaged the services of a realtor or other person who is entitled to any commission or remuneration for services in this sale and purchase of the real estate described herein.

13. SELLERS' REPRESENTATIONS AND WARRANTIES:

Sellers hereby confirm to the City that the following representations and warranties are accurate as of the date hereof. In the event that Sellers discover any information subsequent to the date hereof and prior to Closing which would make any of the representations inaccurate or misleading, Sellers shall promptly advise the City of such additional information. The Parties agree that Sellers' Warranties and Representations contained herein and the City's remedy in the event of any default shall survive closing and shall not merge with the deed.

- a. Sellers represent and warrant that they have not received notice from any City, Village or other governmental authority of any zoning, building, fire or health code violations with respect to the Premises which have not been corrected.
- b. Sellers represent that they are not a foreign person as defined in Section 1445 of the Internal Revenue code and is therefore exempt from withholding requirements of said section.
- c. Sellers represent that if they are fully authorized to enter into this Agreement, that neither the entry into nor the consummation of this Agreement shall violate or be deemed a breach of any agreement or contract binding upon Sellers, that there is no pending, or to Sellers' knowledge, threatened litigation, condemnation action or other impediment that would prevent Sellers from performing hereunder, and that no party is asserting any claim of right of possession to any portion of the Premises.
- d. Sellers represent and warrant that Sellers have not received written notice of any environmental claim against the Premises or Sellers and there is no pending or threatened, or to the best of Sellers' knowledge, contemplated or anticipated environmental claims against the Premises or Sellers. For purposes of this Agreement, "environmental claim" means a claim, cost, liability or obligation under the Comprehensive Environmental Response, Compensation and Liability Act of 1980 as amended by the Superfund Amendments and Reauthorization Act of 1986, the Resource Conservation and Recovery Act of 1986 or other

applicable federal, state or local environmental laws, rules or regulations.

- e. From and after the Effective Date, Sellers agree not to sell, offer to sell, negotiate for a sale, transfer, convey, encumber or cause to be sold, transferred, conveyed or encumbered, the Premises or any part thereof, or alter or amend the zoning classification of the Premises, except as requested by the City to permit its intended use of the Premises, or otherwise perform or permit any act or deed which shall diminish, encumber or affect the City's rights in and to the Premises or prevent Sellers from fully performing its obligations hereunder.
- f. Sellers represent and warrant that no other person or entity including, but not limited to tenants, licensees, and contract purchasers, have any interest or claim to any portion of the Premises.
- g. Notwithstanding any other provision of this Agreement, Sellers agree to indemnify, defend and hold the City harmless from any and all damages or claims arising out of or in any way related to the representations and warranties contained in this section, including but not limited to the City's reasonable attorneys' fees.

14. PRORATIONS:

General taxes and other similar items shall be adjusted ratable as of closing. If the amount of the current general real estate tax is not then ascertainable, the adjustment thereof shall be made on the basis of 105% of the most recent ascertainable taxes. Sellers shall be responsible for any special assessments for improvements completed prior to closing, and the City shall be responsible for any such assessments for improvements completed after the closing. Existing leases, if any, shall be terminated by Sellers prior to closing. Sellers shall pay the amount of any stamp tax imposed by the State of Illinois or Boone County and shall furnish the City a completed Real Estate Transfer Declaration, signed by Sellers or Sellers' agent in the form required by the Real Estate Transfer Tax Act of the State of Illinois.

15. DEFAULT; REMEDIES:

- a. Time is of the essence to this Agreement. Any reference to "day(s)" in this Agreement means calendar day(s), unless specifically identified to the contrary.
- b. If the City fails to perform any material covenant or condition of this Agreement required to be performed prior to closing, Sellers may terminate this Agreement as its sole and exclusive remedy.
- c. If Sellers fail to perform any material covenant or condition of this

Agreement or shall breach any material warranty contained herein, the City may terminate this Agreement and all Earnest Money shall be immediately refunded to City.

16. NOTICES:

All notices, demands, requests and other communications required or permitted under this Agreement shall be in writing and may be personally delivered, or if mailed, shall be sent by United States certified mail, return receipt requested, or by pre-paid national overnight express delivery service (including Federal Express and Express Mail), and may also be sent by facsimile transmission (fax) addressed to the parties at the addresses and fax numbers indicated below:

If to Sellers:

If to City: City of Belvidere
 Attention City Clerk
 401 Whitney Blvd.
 Belvidere, Illinois 61008
 (Fax) 815/544-3060

With copy to: City Attorney
 City of Belvidere
 401 Whitney Blvd.
 Belvidere, Illinois 61008
 (Fax) 815/544-3060

Any party may change its address for purposes of delivery of written notice to other parties in the manner designated above. Any notice, demand, request or other communication given in accordance with this Section shall be deemed received by the addressee thereof (i) one day after deposit of same in United States mail, (ii) upon delivery if hand delivered or (iii) upon the date of a facsimile transmission.

17. ASSIGNMENT:

Neither the City nor Sellers may assign all or any part of its right, interest or title in and to this Agreement without the prior written consent of the other.

18. MISCELLANEOUS:

- a) This Agreement shall be binding upon and inure to the benefit of the parties and their respective heirs, representatives, successors, grantees and assigns.
- b) This Agreement shall not merge into any escrow agreement.
- c) 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.
- d) This Agreement contains the entire agreement between the parties with respect to the Property. No extension or amendment of this Agreement shall be made or claimed by any party to have any force or effect unless such extension or amendment be in writing and signed by all of the parties hereto.
- e) The headings contained herein are for reference only and shall not in any way affect the meaning or interpretation of this Agreement.
- f) Each individual executing this Agreement warrants and represents that he/she is fully authorized to execute this Agreement on behalf of the party for whom he/she is signing and that this Agreement will be fully binding upon such party.
- g) This Agreement shall be governed by and construed under the laws of the State of Illinois. Any action brought under, or related to, this Agreement or the Premises shall be brought in the 17th Judicial Circuit, Boone County, Illinois and the parties hereto subject themselves to the jurisdiction and venue of that Court. In the event of any litigation arising under this Agreement, each party shall bear their own attorneys' fees and costs.
- h) This Agreement is contingent upon adoption of a formal resolution or ordinance by the City Council of the City of Belvidere authorizing this Agreements execution.

IN WITNESS WEHEREOF, the parties have executed this Agreement effective as of the day and year first written above.

Sellers:

By: _____

Trustee

Attest: _____

Purchaser:

The City of Belvidere

By: _____
Michael W. Chamberlain, Mayor

Attest: _____
Shauna Arco, City Clerk

RESOLUTION #2092-2019:
A RESOLUTION RE-AUTHORIZING THE EXECUTION
OF AN INTERGOVERNMENTAL AGREEMENT FOR THE
CREATION OF THE NORTHERN ILLINOIS LANDBANK AUTHORITY
WHICH WAS PREVIOUSLY APPROVED BY RESOLUTION
#2085-2018

WHEREAS, on December 3, 2018 the Corporate Authorities adopted resolution 2085-2018 approving the execution of an Intergovernmental Agreement and Bylaws (the Agreement) to create the Northern Illinois Land Bank Authority (the Landbank); and

WHEREAS, other municipal members of the Landbank requested minor alterations to the Agreement.

IT IS THEREFORE RESOLVED, by the Mayor and City Council of the City of Belvidere as follows:

- 1) The foregoing recitals are incorporated herein.
- 2) The Intergovernmental Agreement and Bylaws attached to Resolution 2085-2018 are amended nunc-pro-tunc to December 3, 2018 with the following modifications:
 - a) In Section 5.02 of the Agreement the reference to "*Member*" shall be changed to "*Trustee*".
 - b) In Section 11.02 of the Agreement the sentence: "*By a unanimous vote of the Board of Trustees, the power to admit new Members may be assigned to the Land Bank Presiding Officer under whatever terms and conditions are included within the authorizing resolution. Additional "Members" shall be limited to units of local government in the State of Illinois...*" is removed.
- 3) The Mayor is authorized to execute and the Clerk to attest the Agreement, which is attached hereto and incorporated herein.

Approved:

Mayor

Attest:

City Clerk

Ayes:

Nays:

Absent:

Approved:

INTERGOVERNMENTAL AGREEMENT AND BY-LAWS

**AN AGREEMENT TO ESTABLISH THE
NORTHERN ILLINOIS LAND BANK AUTHORITY**

This Intergovernmental Contract and By-Laws Agreement is entered this the _____ day of _____, 20__ by and among the undersigned units of local government (each a "Member") for the purpose of creating and establishing an intergovernmental entity to administer and operate a land bank in member communities ("Region"). The land bank will be a separate entity whose purpose will be to administer and carry out the objectives of this Agreement, in accordance with the terms of this Agreement, as written or amended in accordance with its terms. This Agreement is made pursuant to Article VII, Section 10 of the Illinois Constitution of 1970 (the "Constitution") and the Illinois Intergovernmental Cooperation Act (5 ILCS 220/1 *et seq.*) (the "Act") and has been authorized by the corporate authorities of each Member.

WHEREAS, in recent years a substantial number of properties in the Region have become vacant, dilapidated, and non-revenue generating; and

WHEREAS, these properties contain numerous violations of health and safety ordinances, contribute to the blight and deterioration within the Region, and impose a significant economic burden upon municipalities within the Region; and

WHEREAS, there exists within the Region the need for (i) the creation of safe, decent housing for existing and future residents, (ii) the return of abandoned properties to productive use including, but not limited to, the payment of tax revenues, (iii) opportunities for the revitalization of deteriorating residential, retail, industrial and commercial neighborhoods, and (iv) available properties for use as public parks, green spaces, water retention and other public purposes; and

WHEREAS, the Members desire to enter into this cooperation agreement to create an intergovernmental entity as a land banking authority in order to address most efficiently and effectively these needs within the Region; and

WHEREAS, the Members agree that the establishment of such an authority would be beneficial to the people and local governments within the Region; and

WHEREAS, for administrative purposes, the Region 1 Planning Council shall be the Land Bank fiscal agent; and

NOW, THEREFORE, the Members agree to the following terms in accordance with the authority set forth in the Illinois Constitution and laws of the State of Illinois:

ARTICLE I **AUTHORITY**

Section 1.01. Authority. This Agreement is entered into pursuant to the authority set forth in Article VII, Section 10 of the Illinois Constitution and the laws of the State of Illinois set forth in 5 ILCS 220/1 *et seq.*, and the authority granted to governments by Constitutional and statutory powers.

ARTICLE II **PURPOSE**

Section 2.01. Purpose. Pursuant to and in accordance with this Agreement, the Members shall jointly form and operate a land banking authority, named Northern Illinois Land Bank Authority (the "Land Bank"), to foster the public purpose of combating community deterioration by returning property to productive use in order to provide open space, housing, industry, and employment for citizens within the Region.

Section 2.02. Duties. In carrying out its purpose, the Land Bank shall, in accordance with applicable laws, codes, policies and procedures approved by the Land Bank Board and otherwise without limitation, acquire, manage and dispose of certain real and personal property and perform other functions, services, and responsibilities as may be assigned to the Land Bank by its Members.

ARTICLE III **CREATION OF THE LAND BANK**

Section 3.01. Creation and Legal Status of the Land Bank. The Members agree to cause the creation of the Land Bank as an intergovernmental entity to implement the functions, services, and responsibilities contemplated by this Agreement.

Section 3.02. Title to Land Bank Assets. Except as otherwise provided in this Agreement, the Land Bank shall have exclusive title to all real property transferred to, purchased by, or otherwise acquired by the Land Bank. No Member shall have an ownership interest in any real or personal property held in the Land Bank's name.

Section 3.03. Compliance with Law. The Land Bank shall comply with all applicable federal and State laws, rules, regulations, and orders.

Section 3.04. Relationship of Members. The Members agree that no Member shall be responsible or liable, in whole or in part, for the acts of the Land Bank, or the employees, agents, and servants of the Land Bank, or any other Member acting separately or in conjunction with the implementation of this Agreement. The Members shall only be bound and obligated under this Agreement as expressly agreed to by each Member. No Members may obligate any other Member. No member shall be obligated or liable for any debt, obligation, or liability of the Land Bank.

Section 3.05. No Third-Party Beneficiaries. Except as otherwise specifically provided, this Agreement does not create in any person or entity other than a Member any direct or indirect benefit, obligation, duty, promise, right to be indemnified, right to be subrogated to any Member's rights under this Agreement, and/or any other right or benefit.

ARTICLE IV
POWERS OF THE LAND BANK

Section 4.01. Powers of the Land Bank. The Members hereby confer upon the Land Bank, to the full extent of the Member's constitutional and statutory authority, the authority to do all things necessary or convenient to implement the purposes, objectives, and provisions of this Agreement, and take all related actions. Among other powers, the Land Bank shall exercise and enjoy the authority of its home rule Members to:

- (a) Purchase, accept or otherwise acquire real and personal property from any entity, including, but not limited to, other governmental units and private third parties;
- (b) Hold real and personal in its name of the Land Bank for the purposes set forth herein;
- (c) Sell real and personal property held by the Land Bank to any entity, including, but not limited to, other governmental units and private third parties;
- (d) Hold property exempt from real estate taxes pursuant to the Property Tax Code, 35 ILCS 200/1-1 *et. seq.*;
- (e) Extinguish past due tax liens to the extent permitted by Illinois law, including but not limited to exercise of authority provided in 35 ILCS 200/21-95;
- (e) Exercise the statutory authority of its Members to take removal action, lien property, foreclose on liens, and petition a Circuit Court for a declaration of abandonment pursuant to 65 ILCS 5/11-31-1(d), as an agent of an individual Member;
- (f) Sue and be sued in its own name, including, defending the actions of the Land Bank;
- (g) Borrow money and issue notes through the Land Bank, and secure debt by mortgaging Land Bank property;
- (h) Enter into contracts and other instruments in any capacity, necessary, incidental, or convenient to the performance of the Land Bank's duties and the exercise of its powers, including, but not limited to, agreements with Members or other local governments regarding the disposition of Land Bank properties located within their respective municipal boundaries;
- (i) Solicit and accept gifts, grants, labor, loans, and other aid from any person or entity, or the federal government, the State of Illinois, or a political subdivision of the State of Illinois, or any agency of the federal government;

- (j) Procure insurance or another method to reduce loss in connection with the property, assets, or activities of the Land Bank;
- (k) Invest money of the Land Bank, in instruments, obligations, securities, or property which are permitted investments of a unit of local government;
- (l) Employ and terminate employment of any legal and technical consultants, other officers, agents, or employees, to be paid from the funds of the Land Bank. The Land Bank shall determine the qualifications, duties, and compensation of those it employs. The Board of Trustees of the Land Bank may delegate to one or more, officers, agents, or employees any powers or duties it considers proper;
- (m) Contract for goods and services and engage personnel as necessary, to be paid from the funds of the Land Bank;
- (n) Study, develop, and prepare any reports or plans the Land Bank considers necessary to assist it in the exercise of its powers under this Agreement and to monitor and evaluate the progress of the Land Bank under this Agreement;
- (o) Enter into contracts for the demolition of, the maintenance, management, and improvement of, the collection of rent from, or the sale of real property held by the Land Bank;
- (p) Acquire properties, without a cash bid, from the County Trustee for Taxing Districts, through the entity appointed as Tax Agent pursuant to 35 ILCS 200/21-90,
- (q) Exercise authority held by county Members pursuant to 35 ILCS 200/21-90, in concert with any Tax Agent that has been retained by the county Member to act on its behalf pursuant to 35 ILCS 200/21-90;
- (r) Collect a membership and/or a transaction fee from Member, and;
- (s) Do all other things necessary or convenient to achieve the objectives and purposes of the Land Bank or other laws that relate to the purposes and responsibilities of the Land Bank.

Section 4.02. Limitation on Political Activities. The Land Bank shall not spend any public funds on political activities.

Section 4.03. Non-Discrimination. The Land Bank shall comply with all applicable laws prohibiting discrimination. The Land Bank shall not fail or refuse to hire, recruit, or promote; demote; discharge; or otherwise discriminate against a person with respect to employment, compensation, or a term, condition, or privilege of employment because of religion, race, color, national origin, age, sex, sexual orientation, height, weight, marital status, partisan considerations, disability, or genetic information that is unrelated to the person's ability to

perform the duties of a particular job or position. The Land Bank shall not provide services in a manner that discriminates against a person with respect to employment, compensation, or a term, condition, or privilege of employment because of religion, race, color, national origin, age, sex, sexual orientation, height, weight, marital status, partisan considerations, disability, or genetic information that is unrelated to the person's ability to receive services from the Land Bank.

ARTICLE V **BOARD OF TRUSTEES**

Section 5.01. Land Bank Board Composition. The Land Bank shall be governed by the Board of Trustees (the “Board”), which shall be appointed as follows:

As a Member, Winnebago County’s Board Chairman shall appoint by resolution of its governing body one (1) representative to serve for a three-year term as Trustee of the Land Bank.

As a Member, Boone County’s Board Chairman shall appoint by resolution of its governing body one (1) representative to serve for a three-year term as Trustee of the Land Bank.

As a Member, the City of Rockford’s Mayor shall appoint by resolution of its governing body one (1) representatives to serve for a three-year term as Trustee of the Land Bank.

As a Member, the City of Belvidere’s Mayor shall appoint by resolution of its governing body one (1) representatives to serve for a three-year term as Trustee of the Land Bank.

As the host organization of the Land Bank, the Region 1 Planning Council’s Executive Director shall serve as the Presiding Officer of the Land Bank. The representative appointed by Region 1 Planning Council shall not have a voting interest on the Board.

All other local government Members (“Additional Member”) shall each appoint, by resolution of their governing bodies, one (1) representative to serve for a three-year term as a Trustee of the Land Bank. If a local government Member has a population of less than 6,000, the appointed Trustee shall be an ex-officio member. Ex-officio members shall not have a vote during Board of Trustee meetings. Refer to Section 11.02 for admittance procedures for Additional Members.

All Trustees serve until a successor is appointed. All Trustees shall have equal voting rights, with the exception of the Region 1 Planning Council Executive Director and any ex-officio member. The Presiding Officer and the Ex-Officio Members shall not have a vote. A Trustee may assign his/her voting powers to a proxy for one or more meetings. The temporary proxy assignment must be in written form, identify the duration of the assignment, contain an original signature of the Trustee, and be

presented to the Presiding Officer of the Land Bank's Board of Trustees prior to the effective date of the assignment.

Section 5.02. Removal. A Trustee of the Land Bank Board appointed under Section 5.01 may be removed for any reason deemed in the best interests of the Land Bank by action of the Board of Trustees.

Section 5.03. Vacancies. Any vacancy among the Board caused by death, resignation, disqualification, or removal shall be filled as soon as practicable. The vacancy shall be filled for the remainder of the unexpired term in the same manner as the original appointment.

Section 5.04. Duties of Officers.

- (a) **Presiding Officer.** The Presiding Officer shall be the principal executive officer of the Land Bank and shall preside at all meetings of the Board of Trustees. Subject to any policies adopted by the Board of Trustees, the Presiding Officer shall have the right to supervise and direct the management and operation of the Land Bank and to make all decisions as to policy and operations which may arise between meetings of the Board of Trustees. Unless otherwise provided by the Board, the officers and employees shall be under the Presiding Officer's supervision and control. The Presiding Officer shall give, or cause to be given, notice of all meetings of the Board of Trustees. The Presiding Officer's duties shall include execution of all deeds, leases, contracts and other documents that arise in the normal course of business for the Land Bank, subject to limits and direction provided by the Board. The Presiding Officer shall perform such other duties and have such other authority and powers as the Board of Trustees may from time to time prescribe.

The Presiding Officer shall be responsible for the administrative functions of the Land Bank including record keeping, correspondence, document maintenance, website, general information dissemination to the public, other supportive services to the Land Bank member agencies, and the financial record keeping in coordination with the Region Planning Council staff. The Presiding Officer, or designee, shall schedule meetings, prepare agendas, issue notices, prepare minutes and generally ensure that all meetings are conducted in accordance with the Illinois Open Meetings Act.

- (b) **Treasurer.** The Treasurer shall be responsible for all of the following tasks:
1. The Treasurer shall be elected from the pool of Trustees, by a majority vote of the Board of Trustees, to serve a two-year term.
 2. The Treasurer shall be responsible financial oversight of the Land Bank. The Treasurer shall ensure the Land Bank has the custody of the Land Bank funds and securities and shall ensure that the Land Bank keeps full and accurate accounts of receipts and disbursements of the Land Bank, and shall ensure that all the deposit of monies and other valuables are in the name and to the

credit of the Land Bank into depositories designated by the Region 1 Planning Council.

3. The Treasurer shall ensure the disbursement of funds of the Land Bank as ordered by the Board of Trustees, and that financial statements are prepared each month or at such other intervals as the Board of Trustees shall direct.
4. The Treasurer shall be under the supervision of the Presiding Officer. The Treasurer shall perform such other duties and have such other authority and powers as the Board of Trustees may from time to time prescribe or as the Presiding Officer may from time to time delegate.

Section 5.05. Meetings. The Land Bank Board shall meet at least quarterly. The place, date, and time of the Land Bank Board's meetings shall be determined at the discretion of the Land Bank Board in accordance with all applicable Illinois laws. The Land Bank Board may meet at any time and at any frequency that is consistent with Illinois law. Meetings may be called by the Presiding Officer or any two voting members of the Land Bank Board. To the extent it applies, meetings shall be held in compliance with the Illinois Open Meetings Act, 5 ILCS 120/1 *et seq.* ("Open Meetings Act").

Section 5.06. Quorum and Voting. A quorum shall be necessary for the transaction of any business by the Land Bank Board. A majority of the voting members of the Land Bank Board shall constitute a quorum for the transaction of business. Except as otherwise provided in this Agreement, the Land Bank Board shall only act: 1) in meetings attended by a quorum of the Board; and 2) by a majority vote of all Trustees present. The Board can permit electronic or remote attendance in accordance with the Open Meetings Act.

Section 5.07. Records of Meetings. Minutes shall be transcribed for all meetings, approved by the Land Bank Board, and maintained by the Land Bank.

Section 5.08. Fiduciary Duty. The members of the Land Bank Board have a fiduciary duty to conduct the activities and affairs of the Land Bank in the Land Bank's best interests. The members of the Land Bank Board shall discharge their duties in good faith and with the care an ordinarily prudent individual would exercise under similar circumstances.

Section 5.09. Compensation. The members of the Land Bank Board shall receive no compensation for the performance of their duties. The Land Bank may reimburse members of the Land Bank Board for actual and necessary expenses incurred in the discharge of their official duties.

Section 5.10. Conflict of Interest. No member of the Land Bank Board shall vote on any matter in which such Trustee or any parent, spouse, child, partner, employer, client or similar business or personal relationship or entity has an interest in any property or business that would be affected by such action. Trustees shall annually disclose all known conflicts of interest. In the event that a Trustee abstains from a specific vote due to a conflict of interest, the conflict shall be identified in the Board's meeting minutes.

ARTICLE VI
POWERS AND DUTIES OF THE REGION 1 PLANNING COUNCIL

The Region 1 Planning Council (RPC) shall supervise and coordinate the activities of the Land Bank and coordinate fiscal affairs of the Land Bank.

The RPC Executive Director shall be the Presiding Officer of the Land Bank and have the responsibility to direct the work of RPC staff for Land Bank activities. The Land Bank will rely on RPC staff for operations and overhead. RPC is expected to bill the Land Bank for employee (including Land Bank Director) costs related to operations, residual overhead, facility use, and other related costs.

The Region 1 Planning Council shall serve as the fiscal, operational and administrative agent and be responsible including but not limited to coordination of human resources, payroll, finance, benefits, IMRF and legal services as well as adjunct services of the Land Bank, including record keeping, correspondence, local funding disbursement and management, document maintenance, general information dissemination to the public, auditing, financial reporting and other supportive services.

ARTICLE VII
PROPERTY ACQUISITION, MANAGEMENT, AND DISPOSITION

Section 7.01. Acquisition of Property. Except as otherwise provided in this Agreement, the Land Bank may exercise the powers of its Members, including but not limited to its home rule Members, to acquire by gift, devise, transfer, exchange, foreclosure, purchase, or any other means real or personal property or rights or interests in real or personal property on terms and conditions and in a manner the Land Bank considers proper or necessary to carry out the purposes of this Agreement. Unless otherwise indicated by the Board, the Land Bank will exercise the authority of its home rule Members to acquire, hold, and dispose of real property. Real property acquired by the Land Bank by purchase may be made by purchase contract, lease purchase agreement, installment sales contract, land contract, donative transfer, grant, or otherwise. Home rule Members transfer and jointly exercise its authority to acquire and own real property outside of its corporate boundaries for the Land Bank, as directed by the Land Bank Board of Trustees pursuant to this Agreement.

Section 7.02. Execution of Legal Documents Relating to Property. All deeds, mortgages, contracts, leases, purchases, or other agreements regarding property of the Land Bank, including agreements to acquire or dispose of real property, shall be approved by and executed in the name of the Northern Illinois Land Bank Authority in accordance with policies and procedures that are approved by the Land Bank Board.

Section 7.03. Holding and Managing Property. The Land Bank may exercise the authority of its home rule Members to hold and own in the Land Bank's name any property acquired by the Land Bank or otherwise transferred or conveyed to the Land Bank by a government unit, an intergovernmental entity, or any other public or private person or entity. Exercising the home

rule authority of its Members, the Land Bank may control, hold, manage, maintain, operate, repair, lease, convey, demolish, relocate, rehabilitate, or take all other actions necessary to preserve the value of the property it holds or owns.

Section 7.04. Transfer of Interests in Property. The Land Bank may exercise the authority of its home rule Members to convey, sell, transfer, exchange, lease, or otherwise dispose of property or rights or interests in property in which the Land Bank holds a legal interest to any public or private person or entity for any amount of consideration the Land Bank considers appropriate and consistent with the policies and procedures approved by the Board of Trustees.

Section 7.05. Trustee Approval and Veto Authority. Notwithstanding any other provision herein, the Land Bank may not acquire or sell any property within the corporate limits of a Member jurisdiction without the prior consent, in writing, from the Trustee representing that Member jurisdiction.

ARTICLE VIII **BORROWING, CHECKS, DEPOSITS AND FUNDS**

Section 8.01. Bonding and Borrowing. Any borrowing of money or notes by the Land Bank shall be approved by the Board of Trustees.

Section 8.02. Checks, Drafts, Notes, Etc. All checks, drafts or other orders for the payment of money, notes or other evidences of indebtedness issued in the name of the Land Bank shall be signed by such officer or officers, agent or agents, of the Land Bank and in such other manner as may from time to time be determined by resolution of the Board of Trustees. In the absence of such determination by the Board of Trustees, such instruments shall be signed by the Region 1 Planning Council Executive Director and countersigned by the Treasurer of the Land Bank. The Board of Trustees shall require all individuals who handle funds of the Land Bank to qualify for a security bond to be obtained by the Land Bank, at the expense of the Land Bank, in an amount not less than \$100,000.00.

Section 8.03. Deposits. All funds of the Land Bank shall be deposited from time to time to the credit of the Land Bank in such banks, trust companies or other depositories as the Region 1 Planning Council, as fiscal agent, may direct.

Section 8.04. Gifts. The Land Bank may acquire by gift, bequest, or devise any real or personal property or interests in real or personal property for the general purposes or for any special purpose of the Land Bank on terms and conditions and in a manner the Board of Trustees considers appropriate.

ARTICLE IX **BOOKS, RECORDS, AND FINANCES**

Section 9.01. Land Bank Records. The Land Bank shall keep and maintain at its principal office, all documents and records of the Land Bank, which shall be available to the Members

upon request. The records shall include, but not be limited to, a copy of this Agreement along with any amendments to the Agreement. The records and documents shall be maintained until the termination of this Agreement and shall be delivered to any successor entity.

Section 9.02. Annual Reports. Not less than annually, the Land Bank shall file with the Members a report detailing the activities of the Land Bank, the total income and expenses of the Land Bank, an inventory of real property held by the Land Bank, and a list of employees of the Land Bank. The Land Bank shall provide any additional information as may be reasonably requested by the Members.

Section 9.03. Freedom of Information Act. To the extent that the Illinois Freedom of Information Act (FOIA), 5 ILCS 140/1 *et seq.*, applies to the Land Bank, the Secretary shall be the designated FOIA officer for all requests.

Section 9.04. Establishment of Budget and Annual Contribution. The Land Bank Board shall establish the Land Bank's budget annually and submit this budget to the Members for each Fiscal Year. The Budget may be amended by action of the Board. The Budget may provide for requested annual contributions, if any, from the Members, as approved by the Board.

Section 9.05. Financing. The Members may, but shall not be obligated to, grant or loan funds to the Land Bank for operations of the Land Bank. The Members may, but shall not be obligated to, enter into separate agreements with the Region 1 Planning Council for the performance of services, functions and responsibilities related to project or operations of the Land Bank.

Section 9.06. Deposits and Investments. The Land Bank shall deposit and invest funds of the Land Bank, not otherwise employed in carrying out the purposes of the Land Bank, in accordance with an investment policy established by the Region 1 Planning Council, as fiscal agent.

Section 9.07. Disbursements. Disbursements of funds shall be in accordance with guidelines established by the Land Bank Board.

Section 9.08. Financial Statements and Reports. As the fiscal agent, the RPC shall include the Land Bank as a part of the annual audit of the Region 1 Planning Council. Such financial statements shall be prepared in accordance with generally accepted accounting principles and accompanied by a written opinion of an independent certified public accounting firm.

Section 9.09. Fiscal Year. The fiscal year of the Land Bank shall begin on July 1 of each year and end on the following June 30.

ARTICLE X
INDEMNITY AND INSURANCE

Section 10.01. General. Notwithstanding any provision in this Agreement to the contrary, individuals who serve as Trustees, officers, employees and agents shall have all rights of indemnification and defense provided under law.

Section 10.02. Third Party Actions. The Land Bank shall hold harmless, defend and indemnify any person or Member, who was or is a party, or is threatened to be made a party to any threatened, pending or completed action, suit or proceeding, whether civil, administrative or investigative (other than an action by or in the right of the Land Bank) by reason of the fact that he, she or it is or was a Trustee, officer, member, employee or agent of the Land Bank, or who is or was serving at the request of the Land Bank as a Trustee, officer, employee, or agent of another Land Bank, partnership, joint venture, trust or other enterprise, against any amounts paid in settlement actually and reasonably incurred by him in connection with such action, suit or proceeding, if such person acted in good faith and in a manner he reasonably believed to be in, or not opposed to, the best interests of the Land Bank.

Section 10.03. Insurance. As the Land Bank's fiscal agent, the RPC shall purchase and maintain insurance on behalf of any person who is or was a Trustee, officer, employee or agent of the Land Bank, or who is or was serving at the request of the Land Bank as a Trustee, officer, employee or agent of another Land Bank, partnership, joint venture, trust or other enterprise, against any liability asserted against him/her and incurred by him/her in any such capacity, or arising out of his or her status as such.

Section 10.04. No Waiver of Governmental Immunity. The Members agree that no provision of the Agreement is intended, nor shall it be construed, as a waiver by any Member of any governmental immunity provided under any applicable law.

ARTICLE XI
COMMENCEMENT ADDITIONAL MEMBERS AND WITHDRAWALS

Section 11.01. Commencement. The Land Bank shall commence its existence as an intergovernmental entity when two (2) or more of the Members, whose names are set forth on Exhibit "A," attached to and made a part of this Agreement have, by acts of their Corporate Authorities, approved this Intergovernmental Agreement and By-Laws document. Once in existence, the initial term of the Land Bank shall be for the remainder of that portion of the fiscal year to come, which shall end June 30th.

Section 11.02. Additional Members. The Board of Trustees may admit Members as members of the Land Bank upon a concurrence of at least two-thirds (2/3) of all voting members of the Board of Trustees, appointed and serving. The Member may be admitted to membership under whatever terms and conditions the Board of Trustees shall establish, but such new Members shall be subject to at least the minimum requirements, which apply to all other Members.

Section 11.03. Withdrawal as a Party. Any Member to this Agreement shall have the right to withdraw as a party to this Agreement, and thereby terminate its participation in the Land Bank at the expiration of the first term and thereafter at any subsequent one-year term by giving sixty (60) calendar days advance written notice to all other parties to this Agreement. Upon the effective withdrawal of any Member to this Agreement, the Member so withdrawing will forfeit any and all rights to whatever funds or other assets the Member has contributed to the Land Bank. To the extent that any withdrawing Member incurs an obligation to the Land Bank prior to withdrawal, said Member shall remain legally and financially responsible for that obligation after withdrawal.

Section 11.04. Expulsion of Members. By the concurring vote of at least two-thirds (2/3) of the entire voting members of the Board of Trustees, in each case appointed and serving, any Member may be expelled. Such expulsion may be carried out for one or more of the following reasons: (a) Failure to make payments due to the Land Bank; (b) Failure to transfer property to the Land Bank which it had previously agreed in writing to do; (c) Failure to maintain or clear property, prior to transfer to the Land Bank or at any time for which it had made a written pledge to carry out such activities; (d) Failure to carry out any obligation of a Member which impairs the ability of the Land Bank to carry out its purpose or powers. No Member may be expelled except after notice from the Presiding Officer of the alleged failure, along with a reasonable opportunity of not less than thirty (30) days to cure the alleged failure. The Member may request a hearing before the Board of Trustees before any decision is made as to whether the expulsion shall take place. The Board shall set the date for hearing which shall not be less than fifteen (15) days after the expiration of the time to cure has passed. The decision by the Board to expel a Member after notice and hearing and a failure to cure the alleged defect shall be final in the absence of fraud or a gross abuse of discretion. The Board of Trustees shall select the date at which the expulsion of the Member shall be effective. If the motion to expel the Member, made by the Board of Trustees or a subsequent motion does not state the time at which the expulsion shall take place, such expulsion shall take place thirty (30) days after the date of the vote of the Board of Trustees expelling the Members. A motion to expel a Member for the reasons set forth in Subsection (a) or Subsection (d) or more than one failure to cure may be made and be effective immediately after the vote of the Board of Trustees expelling the Member. After expulsion, the former Member shall continue to be fully obligated for its portion of any payments due to the Land Bank or other obligations which were created during the time of its membership.

ARTICLE XII

AMENDMENTS TO AGREEMENT

Section 12.01. Amendments. Any amendments to this Agreement shall be in writing and shall have a concurrence of at least two-thirds (2/3) of all voting Trustees, appointed and serving.

ARTICLE XIII
DURATION, TERMINATION AND DISSOLUTION OF AGREEMENT

Section 13.01. Duration of Agreement. Except for the initial period of the Land Bank's existence, which extends until the beginning of the first complete fiscal year on July 1st, this Agreement shall remain in full force and effect for periods of one (1) fiscal year. At the beginning of each fiscal year, the Agreement shall be renewed automatically unless terminated in accordance with the provisions of this Agreement.

Section 13.02. Decision to Dissolve. A decision to dissolve the Land Bank and to distribute the Land Bank's assets in a particular manner in accordance with this Agreement shall require a concurring vote of at least two-thirds (2/3) of all voting members of the Board of Trustees, appointed and serving, and provided that written notice of such meeting has included a full description of the plan of dissolution.

Section 13.03. Dissolution and Distribution of Assets. In the event this Agreement is terminated, the Land Bank shall dissolve and conclude its affairs, first paying all of the Authorities' debts, liabilities, and obligations to its creditors and then paying any expenses incurred in connection with the termination of the Land Bank. If any assets remain, they shall be distributed to any successor entity, subject to a concurring vote of at least two-thirds (2/3) of the entire voting members of the Board of Trustees in each case appointing and serving. In the event that no successor entity exists, the remaining assets shall be distributed to the Members or in a manner as otherwise agreed upon by them.

ARTICLE XIV
MISCELLANEOUS

Section 14.01. Notices. Any and all correspondence or notices required, permitted, or provided for under this Agreement to be delivered to any Member shall be sent to that Member by first-class mail. All correspondence shall be considered delivered to a Member as of the date that such notice is deposited with sufficient postage with the United States Postal Service. Any notice of withdrawal shall be sent via certified mail. Correspondence or notices shall be sent to the persons and addresses indicated below or to such other addresses as a Member shall notify the other Members of in writing pursuant to the provisions of this section:

If to Winnebago County:

If to Boone County:

If to City of Rockford:

If to City of Belvidere:

If to the _____:

Section 14.02. Entire Agreement. This Agreement sets forth the entire agreement between the Members and supersedes any and all prior agreements or understandings between them in any way related to the subject matter of this Agreement. The terms and conditions of this Agreement are contractual.

Section 14.03. Interpretation of Agreement. All powers granted to the Land Bank under this Agreement shall be interpreted broadly to effectuate the intent and purposes of the Agreement and not to serve as a limitation of powers. The language of all parts of this Agreement shall in all cases be construed as a whole according to its plain and fair meaning and not construed strictly for or against any Member.

Section 14.04. Severability of Provisions. The invalidity of any clause, sentence, paragraph, subdivision, section, or portion thereof, shall not affect the validity of the remaining provisions of this Agreement.

Section 14.05. Governing Law. This Agreement is made and entered into in the State of Illinois and shall in all respects be interpreted, enforced, and governed under the laws of the State of Illinois without regard to the doctrines of conflict of laws. Jurisdiction and agreed upon venue shall be in the Circuit Court of Winnebago County.

Section 14.06. Captions and Headings. The captions, headings, and titles in this Agreement are intended for the convenience of the reader and are not intended to have any substantive meaning or to be interpreted as part of this Agreement.

Section 14.07. Terminology. All terms and words used in this Agreement, regardless of the number, are deemed to include any other number as the context may require.

Section 14.08. Effective Date. This Agreement shall become effective as of the date of approval below.

Section 14.09. Binding Land Bank. The individuals executing this Agreement on behalf of the Members represent that they have the legal power, right, and actual Land Bank to bind their respective Member to the terms and conditions of this Agreement.

Section 14.10. Counterparts. This Agreement may be executed in counterparts, each of which shall be considered an original and together shall be one and the same Agreement.

[REMAINDER LEFT BLANK]

This Intergovernmental Contract and By-Laws Agreement was Approved by the Corporate Authorities of the _____ of _____ on the _____ day of _____, 20____.

Mayor/President/Chairman

Attest

EXHIBIT A

LIST OF MEMBERS

County of Winnebago, Illinois

County of Boone, Illinois

City of Rockford, Illinois

City of Belvidere, Illinois

RESOLUTION #2093-2019:
A RESOLUTION APPOINTING
JOHN WOLF AS A TRUSTEE TO
THE NORTHERN ILLINOIS LAND BANK AUTHORITY

WHEREAS, the Northern Illinois Land Bank Authority (the Land Bank) was created by intergovernmental agreement; and

WHEREAS, the City of Belvidere authorized the creation of the Land Bank and execution of the intergovernmental agreement by Resolution #2085-2018; and

WHEREAS, Section 5.01 of the intergovernmental agreement provides that "As a Member, the City of Belvidere's Mayor shall appoint by resolution of its governing body one (1) representatives to serve for a three-year term as Trustee of the Land Bank."

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 appoint Mr. John Wolf as the City of Belvidere's appointed trustee to the Northern Illinois Land Bank Authority.

Approved:

Mayor

Attest:

City Clerk

Ayes: .
Nays: .