

State of Illinois) SS
Belvidere, Illinois)

BELVIDERE CITY COUNCIL
REGULAR MEETING
AGENDA

March 20, 2017

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: Mayor Chamberlain.

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

(4) Approval of minutes of the regular meeting of the Belvidere City Council of
March 6, 2017; as presented.

(5) Public Hearing:

(6) Special Messages and Proclamations:

(7) Approval of Expenditures: General & Special Fund Expenditures: \$1,200,020.94
Water & Sewer Fund Expenditures: \$ 552,810.64

(8) Committee Reports and Minutes of City Officers:

(A) Belvidere Police Department Overtime Report of February 28, 2017
through March 13, 2017.

(B) Belvidere Fire Department Overtime Reports of March 1, 2017 through
March 14, 2017.

(C) Monthly Treasurer's Report of February 2017.

(D) Monthly General Fund Report of February 2017.

(E) Monthly Water/Sewer Fund Report of February 2017.

(F) Minutes of Planning and Zoning Commission of March 14, 2017.

(G) Minutes of Committee of the Whole – Building, Planning and Zoning and
Public Works of March 13, 2017.

(9) Unfinished Business: None.

(10) New Business:

(A) Ord. #338H – 1st Reading: Budget Ordinance.

- (B) Ord. #339H – 1st Reading: An Ordinance Granting a Zoning District Change from SR-6, Single Family Residential – 6 District to I, Institutional District (212 and 216 Kishwaukee Street, 215 W. Lincoln Avenue and 220 W. Hurlbut Avenue).
- (C) Ord. #340H – 1st Reading: An Ordinance Granting a Special Use for a Planned Development within the I, Institutional District (for Anderson Funeral Home and Cremation Services 218 W. Hurlbut and adjacent properties).
- (D) Ord. #341H – 1st Reading: An Ordinance Amending Chapter 150, Zoning Ordinance of the Municipal Code (Definitions, Curbing, Maximum Fence Height and Signage).
- (E) Ord. #342H – 1st Reading: An Ordinance Granting a Special Use for a Planned Development within the CB, Central Business District (for Iron and Coal at 300 South Main Street and 320 Whitney Blvd).

Motions forwarded from Committee of the Whole – Building, Planning and Zoning and Public Works of March 13, 2017.

Motions – Chairman Brooks:

- (A) Motion to waive the bidding process to make emergency repairs at Well #8.
- (B) Motion to approve Great Lakes Water Resources to make emergency repairs at Well #8 at a cost estimated at \$200,000. This work will be paid for from the Water Depreciation Account.
- (C) Motion to approve the proposal from Municipal Well & Pump in the amount of \$62,934.50 to complete the rehabilitation of Well #9.
- (D) Motion to approve the EDP Grant Agreement for Tripp Road and approval of supplement agreements with Becknell and Magna.
- (E) Motion to approve the proposal from ARC Design Resources to complete the design and construction engineering required for the Tripp Road Reconstruction Project at a cost not-to-exceed \$80,500.
- (F) Motion to approve the installation of three new street lights along East Pleasant Street adjacent to General Mills at a cost of \$11,108. This work will be paid for from line item 01-5-330-6022.
- (G) Motion to approve the proposal from RJ Daniels in the amount of \$8,449 for a new Simplicity Cobalt Zero Turn Mower for the WWTP. This mower will be paid for from line item 61-5-820-6010.
- (H) Waive the bidding process for rebuilding one Fairbanks 12” raw waste water pump at the WWTP.

- (I) Motion to approve the proposal from Pentair in the amount of \$31,790 for rebuilding one Fairbanks 12" raw waste water pump at the WWTP. This equipment will be paid for from the plant depreciation fund.
- (J) Motion to approve the proposal from Process Equipment Repair Services, in the amount of \$74,116.20 for replacement of the scum concentrator in the primary pump house at WWTP. This equipment will be paid for from the plant depreciation fund.
- (K) Motion to approve the proposal from RK Johnson & Associates in an amount not-to-exceed \$6,200 to complete the GIS mapping of the southern 111 acres of Storm Basin N-1.

(11) Adjournment:

State of Illinois SS
Belvidere, Illinois

**Belvidere City Council
Regular Session
Minutes**

Date: March 6, 2017

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

Mayor Chamberlain presiding:

(1) Roll Call: Present: D. Arevalo, R. Brooks, J. Sanders, G. Crawford,
W. Frank, T. Ratcliffe, M. Sanderson, D. Snow and C. Stevens.
Absent: C. Morris.

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 Captain Holmes, Police Chief Noble, City Attorney Drella and
City Clerk Arco.

(2) Pledge of Allegiance:
Invocation: Mayor Chamberlain:

(3) Public Comment:

(4) Approval of Minutes:

(A) Approval of minutes of the regular meeting of the Belvidere City Council of
February 20, 2017; as presented.

Motion by Ald. Snow, 2nd by Ald. Crawford to approve the minutes of the regular
meeting of the Belvidere City Council of February 20, 2017. Roll Call Vote: 8/0/1 in
favor. Ayes: Arevalo, Brooks, Sanders, Crawford, Frank, Ratcliffe, Snow and Stevens.
Nays: None. Abstain: Sanderson. Motion carried.

(5) Public Hearing: None.

(6) Special Messages and Proclamations:

(A) Mayor Chamberlain reminded council of Tornado Memorial Service to be
held on April 21, 2017.

(B) Meeting inviting business owners to discuss licensing will be held at the Committee of the Whole Meeting of March 27, 2017.

(7) Approval of Expenditures: None.

(8) Committee Reports & Minutes of City Officers:

- (A) Belvidere Police Department Overtime Report of February 14, 2017 through February 27, 2017.
- (B) Belvidere Fire Department Overtime Report of February 15, 2017 through February 28, 2017.
- (C) Monthly Report of Community Development/Planning Department for February 2017.
- (D) Monthly Report of Building Department Revenues for February 2017.

Let the record show these reports were read and placed on file.

(E) Minutes of Committee of the Whole – Public Safety and Finance and Personnel of February 27, 2017.

Motion by Ald. Arevalo, 2nd by Ald. Sanderson to approve the minutes of Committee of the Whole – Public Safety and Finance of February 27, 2017. Roll Call Vote: 8/0/1 in favor. Ayes: Brooks, Sanders, Crawford, Frank, Ratcliffe, Sanderson, Snow and Arevalo. Nays: None. Abstain: Stevens. Motion carried.

(9) Unfinished Business:

(A) Ord. #334H – 2nd Reading: An Ordinance Granting a Special Use Permit to Allow Indoor Commercial Entertainment (Bar and Grill with Video Gaming) within the CB, Central Business District (126 South State Street).

Motion by Ald. Snow, 2nd by Ald. Ratcliffe to pass Ord. #334H. Roll Call Vote: 9/0 in favor. Ayes: Sanders, Crawford, Frank, Ratcliffe, Sanderson, Snow, Stevens, Arevalo and Brooks. Nays: None. Motion carried.

(B) Ord. #335H – 2nd Reading: An Ordinance Granting a Special Use Permit to Allow Indoor Commercial Entertainment (Bar/Tavern with Video Gaming) within the GB, General Business District (1927 North State Street).

Motion by Ald. Snow, 2nd by Ald. Sanderson to pass Ord. #335H. Roll Call Vote: 9/0 in favor. Ayes: Crawford, Frank, Ratcliffe, Sanderson, Snow, Stevens, Arevalo, Brooks and Sanders. Nays: None. Motion carried.

- (C) Ord. #336H – 2nd Reading: An Ordinance Amending Chapter 150, Zoning Ordinance of the Municipal Code (Shooting Ranges – Planned Business and General Business Permitted Uses).

Motion by Ald. Sanderson, 2nd by Ald. Snow to pass Ord. #336H. Roll Call Vote: 9/0 in favor. Ayes: Frank, Ratcliffe, Sanderson, Snow, Stevens, Arevalo, Brooks, Sanders and Crawford. Nays: None. Motion carried.

- (D) Ord. #337H – 2nd Reading: An Ordinance Granting a Special Use Permit to Allow an Indoor Shooting Range within the GB, General Business District (465-485 Southtowne Drive).

Motion by Ald. Sanderson, 2nd by Ald. Arevalo to pass Ord. #337H. Roll Call Vote: 9/0 in favor. Ayes: Ratcliffe, Sanderson, Snow, Stevens, Arevalo, Brooks, Sanders, Crawford and Frank. Nays: None. Motion carried.

(10) New Business:

Motions forwarded from Committee of the Whole – Public Safety and Finance and Personnel of February 27, 2017.

- (A) Motion to approve DJH Masonry in the amount of \$28,960 for tuck pointing at Station #1. Roll Call Vote: 9/0 in favor. Ayes: Sanderson, Snow, Stevens, Arevalo, Brooks, Sanders, Crawford, Frank and Ratcliffe. Nays: None. Motion carried.

- (B) Motion to approve the low bid from Ayres Associates in the amount of \$15,500 for the 3” resolution digital ortho photos to update our GIS system. This work will be paid for from Water and Sewer Depreciation Funds. Roll Call Vote: 9/0 in favor. Ayes: Snow, Stevens, Arevalo, Brooks, Sanders, Crawford, Frank, Ratcliffe and Sanderson. Nays: None. Motion carried.

- (C) Public Works Director Brent Anderson reported that Well #8 went down over the weekend.

(11) Adjournment:

Motion by Ald. Crawford, 2nd by Ald. Snow to adjourn the meeting at 7:14 p.m. Aye voice vote carried. Motion carried.

Bills Payable Summary
March 20, 2017

General Fund: \$1,089,477.65

Special Funds:

MFT	\$ 8,548.67
Farmington Ponds SSA#2	\$ 52.82
Farmington Ponds SSA#3	\$ 63.40
Capital	\$ 101,878.40

Water & Sewer: \$ 552,810.64

Total of Funds: \$ 1,752,831.58

MONTHLY TREASURER'S REPORT

Activity for the month of:					February 2017			
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	443,081.21	608,301.10	988,227.79	0.00	63,154.52	42,406.39	105,560.91
Forestry	01	(260,266.13)	0.00	9,952.00		(270,218.13)		(270,218.13)
Garbage	01	(1,402.48)	0.00	0.00		(1,402.48)		(1,402.48)
I M R F / Soc Sec	01	(145,971.17)	13,449.78	24,322.10		(156,843.49)		(156,843.49)
Community Dev Fund	01	(637,063.76)	19,397.16	32,307.95		(649,974.55)		(649,974.55)
Liability Insurance	01	(1,070,381.92)	0.00	0.00		(1,070,381.92)		(1,070,381.92)
Utility Tax Fund	01	10,106,036.88	186,100.76	18,568.88		10,273,568.76		10,273,568.76
General Fund	01	8,434,032.63	827,248.80	1,073,378.72	0.00	8,187,902.71	42,406.39	8,230,309.10
Motor Fuel Tax	10	910,436.84	58,064.37	49,121.81		919,379.40		919,379.40
Kishwaukee TIF	13	37,229.07	0.00	4,823.36		32,405.71	(42,406.39)	(10,000.68)
Kishwaukee 2 TIF	15	4,914.77	0.00	0.00		4,914.77		4,914.77
Special Service Area 2	16	7,930.59	0.00	52.82		7,877.77		7,877.77
Special Service Area 3	17	5,161.81	0.00	63.90		5,097.91		5,097.91
Capital Projects - general								
Utility Tax Fund	41	0.00	0.00	0.00		0.00		0.00
Public Improvement	41	42,151.95	7.48	3,760.00		38,399.43		38,399.43
Capital Fund (752)	41	443,120.37	26,183.21	4,789.16		464,514.42		464,514.42
State Street Bridge	41	56,117.81	0.00	0.00		56,117.81		56,117.81
Capital Projects	41	541,390.13	26,190.69	8,549.16	0.00	559,031.66	0.00	559,031.66
W/S General Admin	61	75,607.08	0.00	0.00		75,607.08		75,607.08
Water - operations	61	665,650.84	179,129.52	189,566.50	12,999.37	668,213.23		668,213.23
W / S - bond proceeds	61	0.00	0.00	0.00		0.00		0.00
W / S - bond payments	61	3,538.55	39,466.38	0.00		43,004.93		43,004.93
W / S - bond reserves	61	588,523.25	0.11	0.00		588,523.36		588,523.36
Sewer - operations	61	1,051,041.47	178,290.49	286,676.99	12,999.38	955,654.35		955,654.35
W/S Cap Imprv (Depr) 04-09	61	1,748,412.45	37,971.25	7,066.00		1,779,317.70		1,779,317.70
W/S Connection/Agr Fees 05-10	61	3,953,459.81	184.62	0.00		3,953,644.43		3,953,644.43
Sewer Plant Equip Repl 06-08	61	1,092,252.85	25,242.78	95,930.75		1,021,564.88		1,021,564.88
Water / Sewer Fund	61	9,178,486.30	460,285.15	579,240.24	25,998.75	9,085,529.96	0.00	9,085,529.96
Escrow	91	1,157,104.31	51,930.24	0.00		1,209,034.55		1,209,034.55
TOTAL		20,276,686.45	1,423,719.25	1,715,230.01	25,998.75	20,011,174.44	0.00	20,011,174.44

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	1,473,076.94	162,599.75	6,552,226.02		8,187,902.71	42,406.39	8,230,309.10
Motor Fuel Tax	10	118,706.77	800,672.63			919,379.40		919,379.40
Kishwaukee TIF	13	32,405.71	0.00			32,405.71	(42,406.39)	(10,000.68)
Kishwaukee 2 TIF	15	4,914.77	0.00			4,914.77		4,914.77
Sp Srv Areas #2-Farmington	16	7,877.77	0.00			7,877.77		7,877.77
Sp Srv Areas #3-Farmington	17	5,097.91	0.00			5,097.91		5,097.91
Capital Projects	41	114,635.04	444,396.62			559,031.66		559,031.66
Water / Sewer Fund	61	590,086.63	151,756.87	8,343,686.46		9,085,529.96		9,085,529.96
Escrow	91	201,868.67	551,904.32	455,261.56		1,209,034.55		1,209,034.55
TOTAL		2,548,670.21	2,111,330.19	15,351,174.04	0.00	20,011,174.44	0.00	20,011,174.44
Fire Department - 2% Fund	19	7,017.05	60,274.81			67,291.86		67,291.86
Seized Vehicles		5,616.12				5,616.12		5,616.12
Drug Operations		62,202.30				62,202.30		62,202.30
State Asset Forfeiture		54,238.15				54,238.15		54,238.15
Federal Forfeiture		59,482.48				59,482.48		59,482.48
Auction		32,214.58				32,214.58		32,214.58
Metro Narcotics		4,801.31				4,801.31		4,801.31
Metro Narcotics OAF		1,479.00				1,479.00		1,479.00
Belvidere OAF		513.50				513.50		513.50
TOTAL POLICE FUNDS as of Jan 2017		220,547.44				220,547.44		220,547.44

INCOME STATEMENT FOR THE GENERAL FUND

		Through			February , 2017		
Account #	Actual FY 15	Actual FY 16	Month of February	YTD Actual for FY 17	Budget FY 17	83% of budget	
General Administration							
RE Property Tax	01-4-110-4010	1,820,935.20	1,835,158.83	0.00	1,843,251.00	1,840,576	100%
Hotel / Motel Tax	01-4-110-4011	3,774.16	2,797.94	330.35	2,278.36	3,836	59%
Auto Rental Tax	01-4-110-4012	7,071.02	6,255.78	546.12	5,314.91	6,000	89%
Muni Infrastructure Maint	01-4-110-4013	169,623.09	172,424.44	12,275.77	125,651.37	177,600	71%
State Income Tax	01-4-110-4100	2,484,441.48	2,731,919.66	136,072.00	1,961,578.22	2,609,670	75%
Muni Sales Tax	01-4-110-4110	3,266,150.10	3,195,462.66	267,261.24	2,765,392.93	3,219,242	86%
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	492,690.99	588,795.81	52,163.36	497,221.32	601,247	83%
Replacement Tax	01-4-110-4120	501,471.16	507,162.14	462.23	356,178.64	468,082	76%
Repl Tax Dist to Pensions	01-4-110-4121	(255,962.00)	(256,794.00)	0.00	(75,000.00)	(264,958)	28%
State Grants	01-4-110-4150	0.00	0.00	0.00	0.00	0	0%
Grants (NDevelopment)	01-4-110-4151	0.00	0.00	0.00	0.00	0	0%
Business License	01-4-110-4200	17,193.00	18,088.00	270.00	14,595.00	16,791	87%
Liquor License & Fines	01-4-110-4210	122,000.00	115,175.00	0.00	104,050.00	102,450	102%
Amusement Machine	01-4-110-4230	8,540.00	7,600.00	0.00	8,400.00	9,000	93%
Court Fines	01-4-110-4400	480,921.09	382,451.10	18,188.97	217,680.67	375,000	58%
Parking Fines	01-4-110-4410	5,822.00	6,028.00	0.00	5,452.12	7,764	70%
Seized Vehicle Fee	01-4-110-4420	108,000.00	73,830.00	3,900.00	43,800.00	87,000	50%
Engr Fees-Subdivision	01-4-110-4430	827.07	0.00	0.00	14,005.00	20,000	70%
Video Gambling	01-4-110-4440	108,364.35	184,057.62	19,205.80	188,800.95	180,000	105%
Franchise Fees	01-4-110-4450	254,160.47	264,885.46	68,852.71	270,606.66	261,613	103%
Comcast Fees	01-4-110-4455	0.00	4,842.60	5,062.05	19,662.65	0	0%
Death/Birth Certificates	01-4-110-4460	16,902.00	18,225.00	1,492.00	16,397.00	17,470	94%
Accident/Fire Reports	01-4-110-4470	5,854.00	4,850.00	560.00	3,688.85	5,147	72%
Annexation/Plat Fees	01-4-110-4471	0.00	0.00	0.00	0.00	20,000	0%
Tipping Fees	01-4-110-4472	179,023.27	97,755.58	0.00	54,089.52	100,000	54%
Interest Income	01-4-110-4600	25,220.42	20,553.91	7,504.14	38,985.01	28,000	139%
Misc Revenues	01-4-110-4900	34,354.65	25,101.27	7,027.73	21,651.93	35,600	61%
Heritage Days	01-4-110-4901	14,700.00	47,733.11	250.00	43,271.00	0	0%
Historic Pres. Fund Raising	01-4-110-4902	1,805.00	2,223.39	0.00	160.00	0	0%
Historic Pres. Grant Reimb.	01-4-110-4903	7,000.00	0.00	0.00	9,052.56	0	0%
Operating Transfer in	01-4-110-9998	0.00	133,704.88	0.00	93.23	1,900,000	0%
Total General Administration Revenues		9,880,882.52	10,190,288.18	601,424.47	8,556,308.90	11,827,130	72%
Telecome Tax Rebate	01-5-110-4013	10,783.45	0.00	0.00	0.00	0	0%
Salaries - Elected Officials	01-5-110-5000	207,327.52	207,623.48	16,426.36	174,770.76	207,623	84%
Salaries - Regular - FT	01-5-110-5010	200,843.88	215,618.59	(2,151.22)	180,525.81	225,850	80%
Group Health Insurance	01-5-110-5130	390,512.63	426,535.23	40,245.12	381,712.44	454,289	84%
Health Ins Claims Pd (Dental)	01-5-110-5131	26,958.24	33,617.08	2,516.60	20,234.16	40,000	51%
Group Life Insurance	01-5-110-5132	1,317.54	1,331.10	113.40	1,119.15	1,357	82%
Health Insurance Reimb.	01-4-110-4540	(143,249.75)	(155,658.46)	(13,009.75)	(128,318.52)	(146,356)	88%
Unemployment Compensation	01-5-110-5136	0.00	0.00	0.00	0.00	0	0%
Meeting & Conferences	01-5-110-5154	8,647.12	11,726.84	158.88	10,388.23	15,465	67%
Subscriptions/Ed Materials	01-5-110-5156	1,029.22	618.90	0.00	522.90	600	87%
Gen Admin Personnel & Benefit Expenses		704,169.85	741,412.76	44,299.39	640,954.93	798,828	80%
Repairs/Maint - Bldgs	01-5-110-6010	25,385.78	19,689.75	4,752.45	25,757.43	48,200	53%
Repairs/Maint - Equip	01-5-110-6020	0.00	2,248.91	278.15	2,440.45	5,000	49%
Legal	01-5-110-6110	6,542.26	5,623.50	777.50	6,736.02	12,900	52%
Other Professional Services	01-5-110-6190	2,812.50	14,667.50	(2,439.40)	0.00	2,000	0%
Grant Expenses (NDev)	01-5-110-6191	0.00	0.00	0.00	0.00	0	0%
Telephone	01-5-110-6200	47,564.07	20,965.86	1,362.49	16,156.82	13,840	117%
Codification	01-5-110-6225	0.00	950.00	0.00	0.00	6,000	0%
Other Communications	01-5-110-6290	6,504.07	3,101.47	200.93	1,837.37	4,760	39%
Gen Admin Contractual Expenses		88,808.68	67,246.99	4,932.12	52,928.09	92,700	57%

General Administration (cont)	Account #	Actual FY 15	Actual FY 16	Month of February	YTD Actual for FY 17	Budget FY 17	83% of budget
Office Supplies	01-5-110-7020	50,098.61	46,927.04	7,384.82	29,444.72	62,900	47%
Other Supplies	01-5-110-7800	6,608.20	6,061.61	350.00	4,341.82	7,350	59%
Gen Admin Supplies Expenses		56,706.81	52,988.65	7,734.82	33,786.54	70,250	48%
Miscellaneous Expense	01-5-110-7900	53,949.56	102,348.35	25,771.57	65,102.23	78,960	82%
Reimb of Seized Vehicle Fee	01-5-110-7901	2,100.00	600.00	0.00	907.50	0	0%
Heritage Days	01-5-110-7902	0.00	1,871.84	1,500.00	54,730.74	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	944,882.36	697,252.05	3,852.59	536,965.18	537,021	100%
Total General Administration Expenses		1,850,617.26	1,663,720.64	88,090.49	1,385,375.21	1,577,759	88%
NET GENERAL ADMINISTRATION		8,030,265.26	8,526,567.54	513,333.98	7,170,933.69	10,249,371	70%
General Fund - Audit Department							
RE Taxes - Audit	01-4-130-4010	19,995.24	20,137.56	0.00	20,057.42	20,000	100%
Accounting & Auditing	01-5-130-6100	29,100.00	33,700.00	0.00	35,100.00	33,000	106%
NET - AUDIT DEPARTMENT		(9,104.76)	(13,562.44)	0.00	(15,042.58)	(13,000)	116%
General Fund - IMRF Department							
RE Taxes - IMRF	01-4-140-4010	74,931.79	72,124.51	0.00	72,109.86	72,000	100%
Replacement Tax	01-4-140-4120	89,393.00	89,393.00	0.00	50,000.00	92,535	54%
Interest Income	01-4-140-4600	133.54	92.15	0.00	0.00	0	0%
Expense Reimbursement	01-4-140-4940	19,981.22	19,945.38	1,918.06	22,852.27	20,543	111%
Total IMRF Revenues		184,439.55	181,555.04	1,918.06	144,962.13	185,078	78%
IMRF Premium Expense	01-5-140-5120	205,881.76	334,796.57	0.00	165,636.29	214,926	77%
NET - IMRF DEPARTMENT		(21,442.21)	(153,241.53)	1,918.06	(20,674.16)	(29,848)	69%
General Fund - Social Security Department							
RE Taxes - FICA/Med	01-4-150-4010	219,792.00	225,393.78	0.00	225,346.90	225,000	100%
Expense Reimbursement	01-4-150-4940	122,084.54	120,464.06	9,397.06	108,862.58	132,152	82%
Library Expense Reimb.	01-4-150-4941	27,756.21	27,135.85	2,134.66	24,081.82	30,600	79%
Total Soc Security Revenues		369,632.75	372,993.69	11,531.72	358,291.30	387,752	92%
FICA Expense	01-5-150-5110	191,965.08	191,737.85	14,942.78	171,164.45	209,693	82%
Medicare Expense	01-5-150-5112	120,502.54	122,987.98	9,379.32	108,643.83	137,489	79%
Total Soc Security Expenses		312,467.62	314,725.83	24,322.10	279,808.28	347,182	81%
NET - SOCIAL SECURITY DEPT		57,165.13	58,267.86	(12,790.38)	78,483.02	40,570	93%
General Fund - Liability Insurance Dept							
RE Taxes - Ins Liability	01-4-160-4010	304,694.00	330,547.29	0.00	320,477.21	320,000	100%
Expense Reimbursement	01-4-160-4940	248,508.24	0.00	0.00	0.00	-	0%
Total Liability Insurance Revenues		553,202.24	330,547.29	0.00	320,477.21	320,000	100%
Insurance Premium	01-5-160-6800	665,729.64	462,848.97	0.00	449,520.12	489,860	92%
NET - LIABILITY INSURANCE DEPT		(112,527.40)	(132,301.68)	0.00	(129,042.91)	(169,860)	76%

Police Department	Account #	Actual FY 15	Actual FY 16	Month of February	YTD Actual for FY 17	Budget FY 17	83% of budget
RE Property Tax	01-4-210-4010	967,835.13	1,035,516.67	0.00	1,046,390.82	1,044,856	100%
Grants	01-4-210-4150	63,298.03	41,230.46	399.50	75,383.65	49,000	154%
Sex Offender Reg Fee	01-4-210-4480	0.00	0.00	400.00	2,540.00	0	0%
Miscellaneous Revenues	01-4-210-4900	271,467.03	161,351.82	3,132.00	113,632.03	237,959	48%
Expense Reimbursement	01-4-210-4940	13,393.70	6,881.59	305.00	10,532.48	0	0%
Sale of Assets	01-4-210-4950	0.00	0.00	0.00	6,233.33	0	0%
Total Police Department Revenues		1,315,993.89	1,244,980.54	4,236.50	1,254,712.31	1,331,815	94%
Salary - Regular - FT	01-5-210-5010	3,182,987.83	3,192,442.03	243,270.22	2,751,524.59	3,431,919	80%
Overtime	01-5-210-5040	351,321.20	359,986.52	28,365.70	354,723.34	429,300	83%
Police Pension	01-5-210-5122	947,865.79	1,015,436.57	0.00	1,026,333.40	1,024,856	100%
Health Insurance	01-5-210-5130	637,214.69	686,280.10	69,437.78	613,219.05	800,348	77%
Dental claims	01-5-210-5131	37,163.99	33,215.84	4,915.38	35,509.80	50,000	71%
Unemployment Compensation	01-5-210-5136	8,781.00	0.00	0.00	7,942.00	0	0%
Uniform Allowance	01-5-210-5140	60,189.03	61,488.37	1,158.22	61,722.29	64,886	95%
Training	01-5-210-5152	63,138.78	62,528.83	2,719.51	57,932.89	64,555	90%
Police Dept Personnel & Benefit Expenses		5,288,662.31	5,411,378.26	349,866.81	4,908,907.36	5,865,864	84%
Repair/Maint-Equipment	01-5-210-6020	0.00	12,274.31	638.74	8,070.16	7,425	109%
Repair/Maint-Vehicles	01-5-210-6030	96,050.29	93,748.47	5,496.86	51,800.54	107,475	48%
Telephone/Utilities	01-5-210-6200	37,112.73	41,830.55	1,601.22	37,760.78	42,790	88%
Physical Exams	01-5-210-6810	240.00	0.00	0.00	10.00	4,270	0%
Community Policing	01-5-210-6816	7,173.79	7,635.43	341.91	4,850.99	7,950	61%
K 9 Program Expenses	01-5-210-6818	2,979.23	3,451.12	235.87	2,297.42	4,700	49%
Sex Offender State Disburse	01-5-210-6835	0.00	0.00	260.00	1,365.00	0	0%
Police Department - Contractual Expenses		143,556.04	158,939.88	8,574.60	106,154.89	174,610	61%
Office Supplies	01-5-210-7020	9,480.08	9,514.67	724.34	5,432.63	10,550	51%
Gas & Oil	01-5-210-7030	139,668.49	77,836.38	7,030.23	57,332.54	120,000	48%
Operating Supplies	01-5-210-7040	29,838.17	31,777.67	2,259.36	28,027.88	42,285	66%
Miscellaneous Expense	01-5-210-7900	33,563.40	37,199.50	6,663.99	30,744.89	40,000	77%
Police Department - Supplies Expense		212,550.14	156,328.22	16,677.92	121,537.94	212,835	57%
Equipment	01-5-210-8200	19,499.20	34,753.87	4,433.16	31,194.95	50,245	62%
Vehicles	01-5-210-8300	0.00	0.00	0.00	0.00	0	0%
Total Police Department Expenses		5,664,267.69	5,761,400.23	379,552.49	5,167,795.14	6,303,554	82%
NET - POLICE DEPARTMENT		(4,348,274)	(4,516,420)	(375,316)	(3,913,083)	(4,971,739)	79%
Public Safety Building Department							
Salaries - Regular - FT	01-5-215-5010	537,835.39	586,714.82	44,150.30	447,348.25	657,952	68%
Other (FICA & IMRF)	01-5-215-5079	108,750.04	116,092.05	7,651.24	78,372.11	146,263	54%
Other Contractual Services	01-5-215-6890	199,226.37	327,940.30	21,546.37	210,701.28	230,000	92%
NET - PUBLIC SAFETY BLDG DEPT		(845,811.80)	(1,030,747.17)	(73,347.91)	(736,421.64)	(1,034,215)	71%

Fire Department	Account #	Actual FY 15	Actual FY 16	Month of February	YTD Actual for FY 17	Budget FY 17	83% of budget
RE Property Tax	01-4-220-4010	742,381.75	739,346.46	0.00	818,109.40	816,892	100%
Grants	01-4-220-4150	153,198.87	63,830.62	0.00	1,000.00	0	0%
Miscellaneous Revenues	01-4-220-4900	33,286.93	42,699.54	2,253.00	31,699.96	25,000	127%
Expense Reimbursement	01-4-220-4940	0.00	0.00	0.00	1,012.98	0	0%
Total Fire Department Revenues		928,867.55	845,876.62	2,253.00	851,822.34	841,892	101%
Salaries - Regular - FT	01-5-220-5010	1,908,887.44	1,951,980.82	147,941.94	1,675,358.73	2,047,477	82%
Overtime	01-5-220-5040	334,288.99	234,518.71	14,499.35	165,855.46	203,250	82%
Fire Pension	01-5-220-5124	722,406.25	719,275.54	0.00	798,051.98	796,892	100%
Health Insurance	01-5-220-5130	348,944.57	391,456.82	37,073.58	353,405.58	458,233	77%
Dental Insurance	01-5-220-5131	16,971.72	26,906.88	1,531.64	16,801.16	35,000	48%
Unemployment Compensation	01-5-220-5136	0.00	0.00	0.00	0.00	0	0%
Uniform Allowance	01-5-220-5140	38,382.54	39,236.31	1,518.96	23,960.70	35,500	67%
Training	01-5-220-5152	30,671.71	23,715.46	9,796.04	18,839.00	30,540	62%
Fire Depart Personnel & Benefits Expenses		3,400,553.22	3,387,090.54	212,361.51	3,052,272.61	3,606,892	85%
Repair/Maint-Bldg	01-5-220-6010	44,535.15	52,026.10	1,690.18	16,598.53	54,050	31%
Repair/Maint-Vehicles	01-5-220-6030	70,804.05	58,526.58	4,796.96	36,293.40	54,200	67%
Telephone/Utilities	01-5-220-6200	11,634.10	14,002.41	2,132.46	9,519.67	13,060	73%
Physical Exams	01-5-220-6810	1,210.00	1,622.60	0.00	644.50	2,500	26%
Fire Prevention	01-5-220-6822	4,909.64	7,162.60	27.00	8,102.95	10,000	81%
Fire Department - Contractual Expenses		133,092.94	133,340.29	8,646.60	71,159.05	133,810	53%
Office Supplies	01-5-220-7020	11,083.17	15,179.53	169.15	8,608.28	16,830	51%
Gas & Oil	01-5-220-7030	21,643.12	16,206.61	1,333.95	11,488.51	20,000	57%
Operating Supplies	01-5-220-7040	15,764.27	11,539.69	999.89	5,503.42	6,000	92%
Miscellaneous Expense	01-5-220-7900	614.83	996.39	120.00	853.67	1,000	85%
Fire Department - Supplies Expenses		49,105.39	43,922.22	2,622.99	26,453.88	43,830	60%
Equipment	01-5-220-8200	58,553.11	38,869.41	2,154.19	15,184.29	50,530	30%
Total Fire Department Expenses		3,641,304.66	3,603,222.46	225,785.29	3,165,069.83	3,835,062	83%
NET - FIRE DEPARTMENT		(2,712,437.11)	(2,757,345.84)	(223,532.29)	(2,313,247.49)	(2,993,170)	77%
Police & Fire Commission Department							
Physical Exams	01-5-225-6810	13,630.07	13,279.71	2,710.00	10,023.50	18,750	53%
Other Contractual Services	01-5-225-6890	31,395.91	16,719.71	400.00	6,096.39	8,835	69%
NET - POLICE & FIRE COMMISSION		(45,025.98)	(29,999.42)	(3,110.00)	(16,119.89)	(27,585)	58%

Community Development	Account #	Actual FY 15	Actual FY 16	Month of February	YTD Actual for FY 17	Budget FY 17	83% of budget
Building Permits	01-4-230-4300	270,532.75	187,990.50	6,897.00	210,623.50	208,989	101%
Electric Permits	01-4-230-4310	16,031.50	21,574.40	722.50	15,085.00	21,325	71%
Electrician Certification Fees	01-4-230-4315	4,450.00	2,550.00	50.00	1,400.00	4,500	31%
Plumbing Permits	01-4-230-4320	53,532.50	9,257.50	6,085.00	14,847.50	14,200	105%
HVAC Permits	01-4-230-4330	4,451.00	3,627.00	435.00	10,074.25	5,310	190%
Plan Review Fees	01-4-230-4340	42,624.00	40,992.70	1,582.75	70,976.50	34,149	208%
Sidewalk/Lot Grading Fees	01-4-230-4350	1,020.00	722.50	127.50	1,147.50	1,575	73%
Insulation Permits	01-4-230-4360	1,323.50	1,210.00	30.00	3,755.00	2,050	183%
Zoning Review Fee	01-4-230-4370	2,845.00	3,347.50	125.00	2,727.50	3,430	80%
Code Enforcement	01-4-230-4380	4,100.00	11,500.00	900.00	5,600.00	11,400	49%
Other Permits	01-4-230-4390	4,042.50	6,247.50	265.00	3,937.50	5,690	69%
Miscellaneous Revenues	01-4-230-4900	49.55	125.00	0.00	25.00	500	5%
Expense Reimbursement	01-4-230-4940	5,016.00	5,365.54	752.41	1,526.69	0	0%
Planning Fees	01-4-230-4950	0.00	0.00	1,400.00	17,098.75	9,000	190%
Planning Misc.	01-4-230-4955	0.00	0.00	25.00	12,750.09	1,000	1275%
Building Department - Revenues		410,018.30	294,510.14	19,397.16	371,574.78	323,118	115%
Salaries- Regular - FT	01-5-230-5010	155,661.20	161,690.40	16,236.70	181,637.88	216,459	84%
FICA	01-5-230-5079	31,226.03	12,369.32	1,242.11	13,895.28	16,559	84%
IMRF	01-5-230-5120	0.00	19,945.38	1,918.06	22,852.27	27,955	82%
Health Ins Expense	01-5-230-5130	29,760.61	43,258.40	5,003.02	49,046.32	70,269	70%
Dental Insurance	01-5-230-5131	1,852.08	2,516.80	102.08	1,667.04	4,000	42%
Unemployment	01-5-230-5136	0.00	0.00	0.00	0.00	0	0%
Training	01-5-230-5152	2,123.89	4,444.97	157.05	1,117.00	6,000	19%
Building Dept Personnel & Benefits Expense		220,623.81	244,225.27	24,659.02	270,215.79	341,242	79%
Repair/Maint - Equip	01-5-230-6020	1,938.39	2,148.82	448.64	4,436.12	5,000	89%
Other Professional Services	01-5-230-6190	54,950.00	45,845.84	2,958.32	39,543.20	46,000	86%
Telephone	01-5-230-6200	554.16	2,442.80	156.96	1,538.71	3,000	51%
Postage	01-5-230-6210	613.51	778.04	1,745.69	4,759.61	1,500	317%
Printing & Publishing	01-5-230-6220	957.30	1,418.31	161.00	956.00	1,750	55%
Building Department - Contractual Expenses		59,013.36	52,633.81	5,470.61	51,233.64	57,250	89%
Office Supplies	01-5-230-7020	4,651.01	3,428.80	1,641.92	5,733.26	5,960	96%
Gas & Oil	01-5-230-7030	1,095.92	781.67	27.15	570.67	2,765	21%
Miscellaneous Expense	01-5-230-7900	669.82	573.70	509.25	747.82	2,000	37%
Operating Transfer Out	01-5-230-9999	0.00	0.00	0.00	0.00	0	0%
Building Department - Supplies Expenses		6,416.75	4,784.17	2,178.32	7,051.75	10,725	66%
Total Building Department Expenses		286,053.92	301,643.25	32,307.95	328,501.18	409,217	80%
NET - BUILDING DEPARTMENT		123,964.38	(7,133.11)	(12,910.79)	43,073.60	(86,099)	-50%
Civil Defense Department							
RE Tax - Civil Defense	01-4-240-4010	7,096.10	7,016.79	0.00	7,032.46	7,000	100%
Miscellaneous Revenues	01-4-240-4900	0.00	0.00	0.00	25,285.36	200	12643%
Miscellaneous Expense	01-5-240-7900	5,140.00	5,316.00	0.00	30,687.50	5,800	529%
NET - CIVIL DEFENSE DEPARTMENT		1,956.10	1,700.79	0.00	1,630.32	1,400	116%

Street Department	Account #	Actual FY 15	Actual FY 16	Month of February	YTD Actual for FY 17	Budget FY 17	83% of budget
RE Tax - Road & Bridge	01-4-310-4010	328,267.20	318,291.15	0.00	320,508.22	300,000	107%
Grants	01-4-310-4150	77,500.00	0.00	0.00	0.00	0	0%
Sidewalk/Driveway/Lot Grading	01-4-310-4350	960.00	2,040.00	60.00	2,640.00	1,800	147%
Miscellaneous Revenues	01-4-310-4900	3,890.88	4,457.00	0.00	4,114.04	0	0%
Expense Reimbursement	01-4-310-4940	31,451.50	55,491.03	2,388.86	62,721.60	10,000	0%
Expense Reimbursement	01-5-310-4940	97,869.75	21,482.44	(2,061.73)	(12,550.47)	10,000	-126%
Sale of Assets	01-4-310-4950	0.00	0.00	0.00	7,100.00	-	#DIV/0!
Street Department - Revenues		539,939.33	401,761.62	387.13	384,533.39	321,800	119%
Salaries - Regular - FT	01-5-310-5010	542,623.61	560,395.75	44,976.36	493,075.93	588,550	84%
Overtime	01-5-310-5040	38,463.37	34,966.56	822.25	40,979.66	40,000	102%
Health Insurance	01-5-310-5130	185,332.65	200,768.14	18,203.94	181,266.60	217,123	83%
Uniform Allowance	01-5-310-5140	12,775.91	13,395.61	1,340.63	10,109.21	15,000	67%
Training	01-5-310-5152	488.90	218.80	175.00	424.40	1,500	28%
Street Dept - Personnel & Benefits Expenses		779,684.44	809,744.86	65,518.18	725,855.80	862,173	84%
Repair/Maint - Storm Drain	01-5-310-6001	17,125.59	25,575.95	4,005.00	17,121.57	25,000	68%
Repair/Maint - St/Parking Lot	01-5-310-6002	102,842.68	85,266.60	2,379.24	78,475.82	90,500	87%
Repair/Maint - Sidewalk/Curb	01-5-310-6003	69,111.45	59,126.55	(630.50)	42,578.56	50,000	85%
Repair/Maint - Building	01-5-310-6010	12,824.46	21,553.74	5,128.94	18,590.08	15,000	124%
Repair/Maint - Equipment	01-5-310-6020	133,041.23	117,438.34	8,861.70	66,155.10	130,000	51%
Repair/Maint - Traffic Signal	01-5-310-6024	36,832.44	25,204.17	7,819.80	79,500.02	43,000	185%
Telephone/Utilities	01-5-310-6200	5,809.05	5,882.78	556.65	5,444.88	6,000	91%
Leaf Clean-up/Removal	01-5-310-6826	550.80	14,871.55	0.00	10,302.40	15,000	69%
Street Department - Contractual Expenses		378,137.70	354,919.68	28,120.83	318,168.43	374,500	85%
Maintenance Supplies	01-5-310-7010	0.00	0.00	0.00	0.00	0	0%
Office Supplies	01-5-310-7020	3,068.04	3,480.02	3,404.01	6,276.20	6,600	95%
Gas & Oil	01-5-310-7030	77,964.08	56,987.58	5,586.62	41,870.11	85,000	49%
Operating Supplies	01-5-310-7040	18,417.23	28,232.27	2,128.06	25,613.03	20,000	128%
Miscellaneous Expense	01-5-310-7900	100,776.45	15,946.29	0.00	1,141.30	0	0%
Street Department - Supplies Expenses		200,225.80	104,646.16	11,118.69	74,900.64	111,600	67%
Equipment	01-5-310-8200	0.00	40,200.50	0.00	0.00	0	0%
Total Street Department Expenses		1,358,047.94	1,309,511.20	104,757.70	1,118,924.87	1,348,273	83%
NET - STREET DEPARTMENT		(818,108.61)	(907,749.58)	(104,370.57)	(734,391.48)	(1,026,473)	72%
Street Lighting							
RE Tax - Street Lighting	01-4-330-4010	209,794.40	210,358.51	0.00	210,318.07	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	40,782.24	40,372.55	5,954.42	46,898.06	20,000	234%
Street Lighting - electricity	01-5-330-6310	253,788.95	289,863.60	47,617.10	238,942.67	330,000	72%
NET - STREET LIGHTING		(84,776.79)	(119,877.64)	(53,571.52)	(75,522.66)	(140,000)	54%

Garbage Department	Account #	Actual FY 15	Actual FY 16	Month of February	YTD Actual for FY 17	Budget FY 17	83% of budget
RE Tax - Refuse/Landfill	01-4-335-4010	61,945.89	65,107.74	0.00	45,081.73	45,000	100%
Miscellaneous Revenue	01-4-335-4900	0.00	0.00	0.00	0.00	0	0%
Miscellaneous Expenses	01-5-335-7900	77,931.87	69,411.65	0.00	47,563.60	51,000	93%
NET - GARBAGE DEPARTMENT		(15,985.98)	(4,303.91)	0.00	(2,481.87)	(6,000)	41%
Forestry Department							
RE Tax - Forestry	01-4-340-4010	39,963.03	40,073.87	0.00	40,081.62	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		39,963.03	40,073.87	0.00	40,081.62	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	88,381.00	135,380.00	9,952.00	125,620.00	100,000	126%
Miscellaneous Expense	01-5-340-7900	0.00	0.00	0.00	0.00	1,000	0%
Forestry Department Expenses		88,381.00	135,380.00	9,952.00	125,620.00	101,000	124%
NET - FORESTRY DEPARTMENT		(48,417.97)	(95,306.13)	(9,952.00)	(85,538.38)	(61,000)	0%
Engineering Department							
Engineering	01-5-360-6140	11,373.50	19,061.00	0.00	387.50	27,000	1%
Subdivision Expense	01-5-360-6824	3,409.25	3,196.75	0.00	7,871.00	10,000	79%
Office Supplies	01-5-360-7020	4,999.96	5,391.40	2,002.69	4,840.00	8,900	54%
Gas & Oil	01-5-360-7030	0.00	0.00	0.00	0.00	-	0%
NET - ENGINEERING DEPARTMENT		(19,782.71)	(27,649.15)	(2,002.69)	(13,098.50)	(45,900)	29%
Health / Social Services							
Council on Aging	01-5-410-6830	23,000.00	23,000.00	33,000.00	33,000.00	33,000	100%
Demolition / Nuisance	01-5-410-6832	1,075.51	0.00	0.00	0.00	5,000	0%
NET - HEALTH / SOCIAL SERVICES		(24,075.51)	(23,000.00)	(33,000.00)	(33,000.00)	(38,000)	87%
Economic Development							
Consulting	01-5-610-6120	0.00	0.00	0.00	0.00	0	0%
Planning Dept Services	01-5-610-6150	89,714.89	87,147.18	6,690.00	33,260.00	55,500	60%
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	3,000.00	2,000.00	0.00	2,000.00	5,000	40%
Historic Preservation	01-5-610-6844	8,029.85	4,492.89	319.70	15,822.76	12,800	124%
NET - ECONOMIC DEVELOPMENT		(173,744.74)	(166,640.07)	(25,009.70)	(124,082.76)	(146,300)	85%
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	1,502,788.64	1,450,229.36	110,991.08	1,204,650.54	1,486,787	81%
Utility Tax - Gas	01-4-751-4132	434,307.18	279,364.59	50,558.14	223,710.63	342,321	65%
Utility Tax - Telephone	01-4-751-4133	334,566.18	341,413.44	24,551.54	251,302.77	349,535	72%
Expense Reimbursement	01-4-751-4940	0.00	7,500.00	0.00	0.00	0	0%
PW Salaries	01-5-751-5010	0.00	0.00	0.00	0.00	0	0%
Columbia Ave.	01-5-751-8040	0.00	450,000.00	0.00	450,000.00	450,000	100%
Bel-Bo Mobile Home Park	01-5-751-8046	0.00	0.00	0.00	0.00	0	0%
Downtown Streetscape	01-5-751-8052	5,060.00	32,666.25	18,568.88	644,463.91	700,000	92%
Downtown Pavement Project	01-5-751-8054	0.00	0.00	0.00	294,850.55	500,000	59%
		2,266,602.00	1,595,841.14	167,531.88	290,349.48	528,643	55%
TOTAL GENERAL FUND REVENUES		16,805,259.77	16,283,714.98	827,248.80	14,270,202.96	18,039,428	79%
TOTAL GENERAL FUND EXPENSES		15,592,995.29	16,086,615.01	1,073,378.72	14,897,480.00	18,008,633	83%
NET REV OVER (UNDER) EXP		1,212,264.48	197,099.97	(246,129.92)	(627,277.04)	30,795	

CASH FLOW STATEMENT FOR WATER / SEWER FUND as of February 28, 2017

Water / Sewer General Administration

Line Item	Account #	Actual FY 15	Actual FY 16	Month of February	Actual FY 17	Budget FY 17	83.33% used
Beginning Cash & Investments		72,924	75,456		75,607.08	75,456	
Interest Income-sweep acct	61-4-110-4600	0	0	0	0.00	0	
Miscellaneous Revenues	61-4-110-4900	2,532	150	0.00	0.00	0	
Operating Transfer Out	61-5-110-9999	0		0.00	0.00	0	
Ending Cash		75,456	75,606	0.00	75,607.08	75,456	

Water Department

Line Item	Account #	Actual FY 15	Actual FY 16	Month of February	Actual FY 17	Budget FY 17	83.33% used
Beginning Cash & Investments		989,241	1,080,018		697,161.57	604,959	
Water Consumption	61-4-810-4500	2,257,557	2,213,451	118,699.85	1,830,986.05	2,287,373	80%
Dep on Agr - Westhill	61-4-810-4521	13,558	8,095	0.00	3,785.99	0	0%
Meters Sold	61-4-810-4530	92,723	90,456	59,664.67	84,235.31	91,000	93%
Other Services	61-4-810-4590	8,202	5,967	765.00	4,869.00	10,000	49%
Miscellaneous Revenues	61-4-810-4900	164	0	0.00	6,350.08	0	0%
Expense Reimbursement	61-4-810-4940	11,804	24,361	0.00	6,195.70	0	0%
Sale of Assets	61-4-810-4950	0	0	0.00	1,925.00	0	0%
Operating Transfers-In	61-4-810-9998	0	0	0.00	0.00	-	0%
Total Water Department Revenues		2,384,008	2,342,330	179,129.52	1,938,347.13	2,388,373	81%
Salaries - Regular - FT	61-5-810-5010	518,051	528,948	48,233.54	475,549.84	571,634	83%
Overtime	61-5-810-5040	33,212	26,707	394.68	31,675.23	38,000	83%
FICA Water	61-5-810-5079	0	50,382	3,453.44	44,712.87	44,567	100%
IMRF	61-5-810-5120	132,539	77,466	0.00	63,761.64	84,952	75%
Group Health Insurance	61-5-810-5130	180,142	192,305	17,807.94	177,499.80	207,334	86%
Uniform Allowance	61-5-810-5140	10,286	7,846	517.85	4,913.49	14,100	35%
Rep& Maint-Infrastructure	61-5-810-6000	69,706	72,790	7,649.08	44,166.94	63,900	69%
Rep& Maint - Buildings	61-5-810-6010	14,626	18,336	5,847.69	19,906.58	24,500	81%
Rep& Maint - Equipment	61-5-810-6020	28,846	65,019	3,362.71	44,643.56	8,000	558%
Rep& Maint - Vehicles	61-5-810-6030	26,155	21,012	1,391.34	13,837.79	20,000	69%
Rep& Maint - Contractual	61-5-810-6040	68,375	87,322	8,916.10	92,856.80	85,000	109%
Other Professional Serv	61-5-810-6190	1,477	3,399	301.76	2,296.39	11,000	21%
Telephone	61-5-810-6200	6,758	9,548	646.93	6,310.47	9,500	66%
Postage	61-5-810-6210	16,073	15,322	1,481.01	12,743.21	19,000	67%
Utilities	61-5-810-6300	261,938	217,295	28,453.26	247,695.24	300,000	83%
Office Equip Rental/Maint	61-5-810-6410	13,745	36,524	1,914.29	29,061.40	31,000	94%
Liability Insurance	61-5-810-6800	105,070	108,510	0.00	110,327.66	122,000	90%
Lab Expense	61-5-810-6812	26,966	25,494	1,379.28	21,007.61	33,200	63%
Office Supplies	61-5-810-7020	8,629	8,097	529.93	7,271.43	9,400	77%
Gas & Oil	61-5-810-7030	23,099	18,594	1,218.83	11,121.35	23,000	48%
Operating Supplies	61-5-810-7040	51,273	64,854	2,519.54	66,975.41	63,000	106%
Chemicals	61-5-810-7050	89,263	89,978	2,271.86	48,954.92	105,000	47%
Meters	61-5-810-7060	129,909	51,632	12,449.68	35,272.95	25,000	141%
Bad Debt Expense	61-5-810-7850	3,804	2,055	636.72	1,974.12	2,000	99%
Miscellaneous Expense	61-5-810-7900	6,961	12,321	955.37	3,700.02	8,750	42%
Equipment	61-5-810-8200	2,485	0	0.00	0.00	0	0%
Transfer Out	61-5-810-9999	0	500,000	0.00	0.00	0	0%
Depreciation Set Aside		288,061	296,703	25,467.00	254,670.00	305,604	83%
Bond Pmt Set Aside		183,175	120,000	11,766.67	117,666.70	141,200	83%
Total Water Department Expenses		2,300,624	2,728,460	189,566.50	1,990,573.42	2,370,642	84%
NET WATER DEPARTMENT		83,384	(386,130)	(10,436.98)	(52,226.29)	17,731	
Change in Accounts Receivable (YTD)		7,393	3,276		23,277.95		
Ending Cash & Investments		1,080,018	697,162		668,213.23	622,690	

CASH FLOW STATEMENT FOR WATER / SEWER FUND as of February 28, 2017

Sewer Department

Line Item	Account #	Actual FY 15	Actual FY 16	Month of February	Actual FY 17	Budget FY 17	83.33% used
Beginning Cash & Investments		531,620	1,055,724		1,284,737.39	1,171,172	
Interest Income							
Sewer Consumption	61-4-820-4500	3,428,139	3,488,838	174,707.86	2,662,768.65	3,269,987	81%
Dep on Agr - Westhills	61-4-820-4521	7,193	4,691	0.00	1,928.84	0	0%
Meters Sold	61-4-820-4530	91,417	85,694	1,426.00	8,598.37	91,000	9%
Other Services	61-4-820-4590	55,958	54,634	2,078.82	90,675.29	14,200	639%
Miscellaneous Revenues	61-4-820-4900	68,904	2,822	77.81	1,771.69	0	0%
Expense Reimbursement	61-4-820-4940	24,585	17,492	0.00	0.00	0	0%
Operating Transfers-In	61-4-820-9998	0	0	0.00	0.00	500,000	0%
Total Sewer Department Revenues		3,676,196	3,654,171	178,290.49	2,765,742.84	3,875,187	71%
Salaries - Regular - FT	61-5-820-5010	607,992	551,622	54,681.96	481,586.32	585,057	82%
Overtime	61-5-820-5040	52,761	54,776	3,092.40	38,102.48	55,000	69%
FICA WWTP	61-5-820-5079	0	39,892	2,961.17	33,670.14	46,894	72%
IMRF	61-5-820-5120	130,567	84,237	0.00	64,808.59	89,461	72%
Group Health Insurance	61-5-820-5130	196,517	193,555	17,213.94	171,849.60	211,439	81%
Dental Claims	61-5-820-5131	114	0	0.00	0.00	0	0%
Uniform Allowance	61-5-820-5140	14,850	18,081	1,279.53	13,675.35	15,500	88%
Travel	61-5-820-5151	2,554	170	0.00	0.00	0	0%
Rep & Maint - Lift Stations	61-5-820-6005	55,535	21,011	26,267.28	40,164.73	16,500	243%
Rep & Maint - Buildings	61-5-820-6010	129,493	46,681	427.30	10,997.95	103,000	11%
Rep & Maint - Equipment	61-5-820-6020	6,315	87,630	23,537.86	66,714.04	0	0%
Rep & Maint - Vehicles	61-5-820-6030	26,587	21,955	902.19	24,031.43	23,000	104%
Rep & Maint - Contractual	61-5-820-6040	1,152	4,756	0.00	24,425.00	0	0%
Other Professional Serv	61-5-820-6190	38,344	58,304	6,127.23	73,544.23	73,500	100%
Telephone	61-5-820-6200	19,452	10,336	900.08	8,028.32	13,500	59%
Postage	61-5-820-6210	16,072	15,314	1,481.01	12,646.24	15,000	84%
Utilities	61-5-820-6300	249,646	227,659	20,351.51	154,102.90	248,000	62%
Office Equip Rental/Maint	61-5-820-6410	5,464	2,576	77.25	3,472.02	6,800	51%
Liability Insurance	61-5-820-6800	124,771	122,323	0.00	131,014.09	144,110	91%
Lab Expense	61-5-820-6812	49,884	33,099	2,767.94	28,160.55	56,000	50%
Sludge Disposal	61-5-820-6814	9,587	7,531	1,473.29	7,411.75	9,700	76%
Maintenance Supplies	61-5-820-7010	0	0	0.00	0.00	0	0%
Office Supplies	61-5-820-7020	10,944	12,646	688.30	4,656.17	8,700	54%
Gas & Oil	61-5-820-7030	28,958	15,402	379.85	8,297.16	40,000	21%
Operating Supplies	61-5-820-7040	9,500	20,296	541.59	18,248.55	12,000	152%
Chemicals	61-5-820-7050	82,992	26,958	1,339.20	25,790.34	108,000	24%
Meters	61-5-820-7060	12,952	3,951	9,787.50	11,486.46	25,000	46%
Bad Debt Expense	61-5-820-7850	5,585	2,873	927.39	2,524.70	4,000	63%
Miscellaneous Expenses	61-5-820-7900	18,975	4,125	0.00	2,055.90	5,000	41%
Equipment	61-5-820-8200	0	0	0.00	0.00	0	0%
Operating Transfer Out	61-5-820-9999	0	500,000	0.00	500,000.00	500,000	0%
Depreciation Set Aside		426,954	439,763	37,746.24	377,462.40	452,956	83%
Bond Pmt Set Aside		308,175	245,500	27,699.58	276,995.80	332,395	83%
		2,642,692	2,873,022	242,651.59	2,615,923.21	3,200,512	82%
Sewer Department							
Collection System Expenses							
Salaries - Regular - FT	61-5-830-5010	262,073	274,308	21,642.89	240,374.25	281,331	85%
Overtime	61-5-830-5040	23,235	22,572	1,107.09	19,569.63	30,000	65%
FICA Sewer	61-5-830-5079	0	17,820	1,740.34	16,584.29	23,817	70%
IMRF	61-5-830-5120	62,082	43,222	0.00	34,273.53	46,139	74%
Group Health Insurance	61-5-830-5130	83,149	91,181	8,266.74	82,377.60	98,705	83%
Uniform Allowance	61-5-830-5140	3,402	4,681	216.63	2,877.42	6,600	44%
Rep & Maint - Infrastructure	61-5-830-6000	11,725	23,834	3,168.38	31,280.48	32,000	98%
Rep & Maint - Equipment	61-5-830-6020	335	11,358	37.54	3,519.09	8,000	44%
Rep & Maint - Vehicles	61-5-830-6030	32,430	10,916	450.88	26,316.16	13,000	202%
Office Equip Rent/Maint	61-5-830-6410	10,141	31,710	1,837.01	23,927.80	30,300	79%
Gas & Oil	61-5-830-7030	11,542	8,392	553.19	5,455.58	12,500	44%
Operating Supplies	61-5-830-7040	13,495	14,312	4,804.71	14,443.26	18,500	78%

Sewer Department

	Account #	Actual FY 15	Actual FY 16	Month of February	Actual FY 17	Budget FY 17	83.33% used
Misc. Expense	61-5-830-7900	699	1,061	200.00	1,181.55	2,900	41%
Equipment	61-5-830-8200	2,485	0	0.00	0.00	0	0%
Total Sewer Department Expenses		3,159,485	3,428,391	286,676.99	3,118,103.85	3,804,304	82%
NET SEWER DEPARTMENT		516,711	225,779	(108,386.50)	(352,361.01)	70,883	
Change in Accounts Receivable		7,393	3,234.00		23,277.97		
Ending Cash & Investments		1,055,724	1,284,737		955,654.35	742,055	

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

Beginning Cash & Investments	583,428	585,160		586,815.10	585,160	
Additional reserves	0	0	0	0	0	0%
Interest Income	1,732	1,655	0.11	1,708.26	0	0%
Ending Cash & Investments	585,160	586,815		588,523.36	585,160	

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

Beginning Cash & Investments	6,292,251	4,005,992		3,719,983.14	4,574,793		
Sources							
Interest Income		15,420	14,737	0.97	15,211.67	20,000	76%
Connection Fees	61-4-810-4510	73,033	9,935	0.00	58,343.04	24,000	243%
Deposits on Agreement	61-4-810-4520	11,935	5,247	0.00	440.00	5,000	9%
Connection Fees	61-4-820-4510	62,371	18,558	183.65	90,785.21	28,800	315%
Deposits on Agreement	61-4-820-4520	21,737	432	0.00	75,231.37	10,000	752%
Connection Fee Set-Aside		0	500,000	0.00	0.00	-	#DIV/0!
TOTAL Sources		184,496	548,909	184.62	240,011.29	87,800	273%
Uses							
Construction in Progress - Water (1790)		109,509	493,889	0.00	6,350.00	0	#DIV/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%
Building (1730)		2,361,246	341,030	0.00	0.00	0	0%
Land (part of 1710)		0	0	0.00	0.00	0	0%
TOTAL Uses		2,470,755	834,919	0.00	6,350.00	0	#DIV/0!
Ending Cash & Investments		4,005,992	3,719,982		3,953,644.43	4,662,593	

Line Item	Account #	Actual FY 15	Actual FY 16	Month of February	Actual FY 17	Budget FY 17	83.33% used
Depreciation Funding - was 04-09 and 06-08							
Beginning Cash & Investments		2,291,953	2,777,210		3,042,621.66	2,093,675	
Sources							
Interest Income		12,465	11,912	0.79	12,295.77	15,000	82%
Loan Funds		0	0	0.00	0.00	0	0%
Grant		0	0	0.00	0.00	0	0%
Misc.		20,549	0	0.00	0.00	0	0%
Depreciation set aside - Water (for Plant)		79,928	82,326	7,066.33	70,663.30	84,796	83%
Depreciation set aside - Water (for System)		208,133	214,377	18,400.67	184,006.70	220,808	83%
Depreciation set aside - Sewer (for System)		141,437	145,680	12,504.16	125,041.60	150,050	83%
Depreciation set aside - Sewer (for Repl)		285,517	794,083	25,242.08	752,420.80	802,905	94%
TOTAL Sources		748,029	1,248,378	63,214.03	1,144,428.17	1,273,559	90%
Uses							
Construction in Progress - Water (1790)		0	191,172	7,066.00	314,921.00	100,000	0%
Construction in Progress - Sewer (1790)		173,949	72,235	95,930.75	1,023,639.98	1,200,000	0%
Equipment & Vehicles (1750 & 1760))		88,823	696,093	0.00	47,606.27	330,000	14%
Buildings		0	23,466	0.00	0.00	0	0%
Infrastructure		0	0	0.00	0.00	0	0%
Sewer-Repl Equip (part of 820-8200)		0	0	0.00	0.00	0	0%
TOTAL Uses		262,772	982,966	102,996.75	1,386,167.25	1,630,000	85%
Ending Cash & Investments		2,777,210	3,042,621		2,800,882.58	1,737,234.00	

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

Beginning Cash & Investments		236,673	240,873		200,262.92	200,231	
Sources							
Interest Income		2,100	2,007	0.13	2,071.17	2,500	83%
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%
Bond Pmt Set Aside		491,350	365,500	39,466.25	394,662.50	473,595	83%
TOTAL Sources		493,450	367,507	39,466.38	396,733.67	476,095	83%
Uses							
Debt Service - Principal	61-5-110-8910	422,401	349,505	0.00	501,067.51	501,068	100%
Interest Expense	61-5-110-8920	66,849	58,612	0.00	52,924.15	52,924	100%
Fiscal Charges	61-5-110-8930	0	0	0.00	0.00	525	0%
Bond Issuance Costs	61-5-110-9031	0	0	0.00	0.00	0	0%
TOTAL Uses		489,250	408,117	0.00	553,991.66	554,517	100%
Ending Cash & Investments		240,873	200,263		43,004.93	121,809.00	

Gross Revenues (excludes set asides)	6,284,079	6,561,134	#REF!	#REF!	6,368,860
Gross Expenditures (excludes set asides)	7,476,524	6,780,887	476,560.75	6,028,391.28	7,127,308
NET CASH FLOW	(1,192,445)	(219,755)	#REF!	#REF!	(758,448)

**CITY OF BELVIDERE
PLANNING AND ZONING COMMISSION**

Minutes

**Tuesday, March 14, 2017
City Council Chambers
401 Whitney Boulevard
6:00 pm**

ROLL CALL

Members Present:

Andrew Racz, CHM
Robert Cantrell, VCHM
Rich Weigel
Alissa Maher
Arthur Hyland
Ken Redeker

Staff Present:

Gina DelRose, Community Development Planner
Cathy Crawford, Administrative Assistant
Ben Rohr, Land Use Planner

Members Absent:

Anthony R. Phelps

Ex-Officio:

Mike Drella, City Attorney
Dan Snow, Alderman

Chairman Andrew Racz called the meeting to order at 6:03 p.m.

MINUTES:

It was moved and seconded (Cantrell/Hyland) to approve the minutes of the February 14, 2017 meeting. The motion carried with a 6-0 roll call vote.

PUBLIC COMMENT:

None

UNFINISHED BUSINESS:

None

NEW BUSINESS:

2017-12; Anderson (MA): Stephen and Diann Anderson, 800 Beech Bay Road, Poplar Grove, IL 61065, property owners, are requesting a map amendment (rezoning) at 212 and 216 Kishwaukee Street, 215 W. Lincoln Avenue and 220 W. Hurlbut Avenue from SR-6, Single-family Residential-6 District to I, Institutional District pursuant to the Belvidere Zoning Ordinance Section 150.903 Amendment to Official Zoning Map.

The public hearing opened at 6:01 p.m.

Gina DelRose was sworn in. Ms. DelRose stated the case was published in the Boone County Journal on February 24, 2017 and certified mailings were sent to neighboring property owners on February 23, 2017. Ms. DelRose summarized the staff report dated March 8, 2017.

Gina DelRose said the funeral home has been in operation since 1937 and its use is grandfathered to operate in a residential neighborhood. In order for the funeral home to serve the community, the applicants are requesting to rezone four adjacent parcels from Single-family Residential-6 to Institutional. The rezoning will allow a much-needed expansion that would separate the office administration and preparation operations from the existing chapel as well as provide a larger parking lot to eliminate much on-street parking during funeral services. The new building and parking lot created will also require a special use for a planned development due to requested deviations from the zoning ordinance. That special use is being petitioned for concurrently with the rezoning.

The staff believes that the proposed rezoning and use for the properties are not more intense than the other uses in the general area which includes the downtown area, the Ida Public Library and the West Hurlbut Historic District. Development trends such as the anticipated expansion of the library and funeral home and the designation of the West Hurlbut Historic District have occurred over time. The Comprehensive Plan designates the area as Single-family Residential; however, the Comprehensive Plan did not indicate future institutional land uses in 1999. The rezoning of the parcels to Institutional would not be detrimental to the general vicinity. The planning staff recommends approval of the rezoning of 220 West Hurlbut Avenue, 215 West Lincoln Avenue, 212 Kishwaukee Street and 216 Kishwaukee Street from Single-family Residential to Institutional.

Seeing no questions for the staff, the applicant was invited to come forward.

Carl Ecklund, attorney representative for the Andersons was sworn in. Mr. Ecklund explained that the rezoning would allow for a planned development to include the construction of a 2,200 square foot detached garage for work vehicles, a 7,200 square foot administration and preparation building, and a parking lot to alleviate on-street parking. The existing funeral home has become older and is becoming inefficient; the new building will allow the existing building to be used only as a funeral chapel. Two of the lots to be rezoned are vacant, and two have existing residences. The development will include an ingress/egress onto West Lincoln Avenue, rather than onto West Hurlbut Avenue. Mr. Ecklund said the proposed development will also need a special use to allow for certain deviations from the Zoning Ordinance. The location adjacent to the Central Business District and the proximity to the Ida Public Library make the rezoning to Institutional appropriate. Most older funeral homes are located within residential areas. The proposed changes will improve the operations. The proposed building will adhere to design styles that will be compatible with the look of the neighborhood. The 37 to 39 additional parking spaces will vastly improve the existing need for large amounts of on-street parking during funeral services. Mr. Ecklund said the architect for the project is also present.

Chairman Racz asked if there were questions for the applicant.

Ken Meddings was sworn in. Mr. Meddings said he is the owner of 315 West Hurlbut. Mr. Meddings asked when the Andersons purchased the parcels to be rezoned.

Carl Ecklund said one of the parcels was purchased five years ago.

Mr. Meddings said he feels the applicants should have notified the neighborhood of their plans. Mr. Meddings asked what the proximity to the Ida Public Library has to do with the rezoning.

Carl Ecklund said the proximity to another Institutional use makes the rezoning desirable.

Mr. Meddings asked if cremations will be done on-site.

Carl Ecklund said yes.

Mr. Meddings asked if there will be a smell.

Carl Ecklund said there is no smell. Mr. Ecklund stated that many cremation facilities exist close to residential areas and pose no risk.

Mr. Meddings said the residents of the neighborhood should be considered before developments like that proposed are approved.

City attorney Mike Drella reminded Mr. Meddings that this was an opportunity to question the applicant, not make comments.

Robert Casey was sworn in. Mr. Casey said he feels the ingress/egress will generate much traffic on Lincoln Avenue. It was his opinion this would be a mistake.

The chairman cautioned Mr. Casey that a question must be asked.

Robert Casey asked why the ingress/egress was not planned for Kishwaukee Avenue instead. In his opinion, this would prevent the need for two houses to be demolished.

Carl Ecklund said the main portion of the planned parking lot is on Lincoln Avenue; the location of the administration and preparation building would not allow for egress onto Kishwaukee Avenue. Mr. Ecklund said it was felt that Lincoln Avenue is more suited to the ingress/egress due to a larger amount of business traffic.

Robert Casey said he feels they are creating "Anderson Street" with the planned egress onto Lincoln Avenue.

Chairman Racz cautioned Mr. Casey to ask a question.

Robert Casey asked if the Andersons considered placing the new building closer to the existing chapel.

Carl Ecklund said the building must front onto a street. Mr. Ecklund stated Lincoln Avenue was more appropriate; people are not likely to speed through the lot if they are there for a funeral.

Mr. Casey said people will use it more and create more traffic.

Carl Ecklund said there is not anticipated to be more traffic than is already present at this time.

Shane Mathison was sworn in. Mr. Mathison owns 228 West Hurlbut. Mr. Mathison asked how Mr. Ecklund can say there will not be more traffic if a parking lot is added and egress made onto Lincoln Avenue.

Carl Ecklund said the operations at the funeral home are not being expanded with the creation of the planned development; the traffic will remain the same.

Shane Mathison said he understands the desire to alleviate on-street parking; he referred to the presence of children in the neighborhood being harmed by the possibility of people using the lot as a "thoroughfare."

Carl Ecklund said the parking lot would be narrow and involves a slight turn; cutting through the lot would be a form of trespassing. Mr. Ecklund said there are things that can be done to prevent after-hours traffic from cutting through the proposed parking lot. Mr. Ecklund said the desire is to alleviate traffic during services and this should lessen traffic, not add to it.

Shane Mathison asked if the lighting from the parking lot will shine into windows and disturb the sleep of neighbors.

Carl Ecklund pointed out that the lighting is part of the special use procedure, not the rezoning application.

Gina DelRose said it would be appropriate to address lighting in the special use hearing.

Ellen Meddings was sworn in. Mrs. Meddings said she has been a resident of Belvidere for twelve years. Mrs. Meddings said she is concerned that the expansion of the Anderson facility might take business away from Belvidere Funeral Home.

Mrs. Meddings asked if the Andersons considered other vacant properties such as the former Sonic Restaurant property on North State Street.

Carl Ecklund said the Andersons could buy land elsewhere, but prefer to maintain their present location where they have operated for 80 years and have provided an anchor business in the city. Mr. Ecklund proposed the question, "If the funeral home were to go, what might come in its place?" Mr. Ecklund repeated that funeral homes are a common business in residential neighborhoods.

Alan Crawford said he is co-owner of 220 West Lincoln Avenue. Mr. Crawford said no mention had been made of the health risks created when cremation facilities operate. Mr. Crawford asked how the health issues of such a use will be addressed.

Carl Ecklund said it is common for cremation facilities to locate near residences. The state of the art equipment operates without smoke or odor. Mr. Ecklund said the equipment the Andersons intend to install is the latest in cremation technology and is designed to consume and destroy smoke and odor. The unit releases significantly lower emissions than the level required by the State of Illinois for cremation facilities. The equipment will be consistently monitored by Matthews Environmental and will exceed all required standards. The company has over 120 facilities in Illinois. Mr. Ecklund stated that theirs is a "tried and true" method.

Alan Crawford said he referred to heavy metal emissions, not air pollution. Mr. Crawford said the EPA is considering tightening the standards for mercury emissions.

Andy Racz reminded Mr. Crawford that this was a time for questions only; the public comment time will be later in the hearing.

Meghan Mathison was sworn in. Ms. Mathison said she is co-owner of 228 West Hurlbut. Ms. Mathison asked if the attorney looked into the possible depreciation of homes.

Carl Ecklund asked if Ms. Mathison had done so.

Meghan Mathison said she had attempted to do so; there was not much time to have such a study done prior to the hearing.

Carl Ecklund said the funeral home has existed at its present location for 80 years.

Meghan Mathison said Mr. Ecklund had already made the previous statement.

Carl Ecklund said the funeral home is not new.

Meghan Mathison said demolitions of existing homes are planned, including the home between her home and the existing funeral home. Ms. Mathison asked what would happen to her home's value with the proximity of an expanded operation and the "creep factor" of being located next to a funeral home.

Carl Ecklund said he is not a licensed appraiser; decrease in values is a subjective thing which might be affected by improved infrastructure and costly renovations.

Meghan Mathison asked if she will be compensated for any loss her finances suffer if her house depreciates in value.

Carl Ecklund said it is his opinion the economy of the last ten years has had a far greater effect on depreciation in home values than the improvement of an existing operation could have.

Meghan Mathison said she would like the wall placed between the properties to be at least six to seven feet high. Ms. Mathison said the resulting wall will be an "I90 style" wall.

Gina DelRose said such questions will be addressed during the special use process.

Carol Crawford was sworn in. Mrs. Crawford asked if Mr. Ecklund was aware that there are multi-family homes on Lincoln Avenue. Mrs. Crawford asked if the Andersons considered that their project will remove some of the on-street parking used by the multi-family homes in that area.

Carl Ecklund said he was not sure how the plan affected on-street parking.

Carol Crawford clarified that the proposed plan would eliminate parking spaces for residents.

Carl Ecklund said the existing access point will be widened. Mr. Ecklund asked for clarification of the location of the multi-family homes.

Carol Crawford clarified that across Lincoln Avenue there are several multi-family homes.

Carl Ecklund said it is a public street; he cannot answer how it will have an effect.

Carol Crawford said the planned expansion will remove parking for residents.

Joe Thompson was sworn in. Mr. Thompson asked for the purpose of the rezoning of the adjacent lots. Mr. Thompson asked if it was in order for the setbacks to be changed. Mr. Thompson said it was unclear what effect the planned renovation will have.

Carl Ecklund said the rezoning is necessary for the four adjacent lots to be redesignated Institutional. The rezoning is required so that the new building and parking lot may be placed on what are currently residentially- zoned lots.

Joe Thompson asked if the rezoning is required for the special use request to proceed.

Carl Ecklund said if the rezoning is approved, the special use permit will be required due to the slight deviations from the standards required by the zoning ordinance.

Joe Thompson asked if this was an attempt to change the law in order to get the requested changes made to the planned development.

Carl Ecklund said it is not a change of the law; it is a set of deviations from the zoning ordinance that are being requested in the special use application. The ordinance allows for variations to be requested. Variations are a common request.

Dave Stapleton was sworn in. Mr. Stapleton said he is the owner of 333 West Hurlbut. Mr. Stapleton asked if the people who will be voting are voting to allow a crematorium.

Carl Ecklund repeated his statement that the rezoning is required to have the Single-family parcels rezoned to Institutional to allow for the building of the administration building, garage, and parking lot. Upon approval, a special use is requested.

Dave Stapleton said he feels the Andersons run a clean well-kept funeral home; he would, however, like a poll taken of how many people present want to have a crematorium "in their backyard."

Brett Daehler was sworn in. Mr Daehler asked if the new building could have been placed where the garden is now located at the corner of Hurlbut and Kishwaukee; the garden, in his opinion, is largely unused.

Carl Ecklund said such a location would be very close to the existing building. In addition, the applicants wish to preserve the garden area. Mr. Ecklund clarified whether Mr. Daehler was asking if there is any technical reason why the new building couldn't be located at that corner. Mr. Ecklund said he would refer the question to architect Dave Hagney.

Dave Hagney was sworn in. Mr. Hagney said locating the new building at the corner of Hurlbut and Kishwaukee was considered; setbacks required for a corner lot, however, would have restricted the size of the building. In an attempt to preserve some of the greenspace, the building location was shifted down the street.

Brett Daehler said the proposed building could be narrower and give the lot egress onto Kishwaukee Avenue.

Dave Hagney said regardless of this fact, the parcels must first be rezoned to Institutional.

Robert Casey was sworn in. Mr. Casey asked how long the development plans have existed.

Carl Ecklund said he started working with the Andersons last July. The properties have been owned by the applicants for some years. The houses acquired in the purchase of the parcels were not in good repair; the Andersons wished to improve the look of the neighborhood as well. The current proposed rezoning and renovations to the property were not "in the works" for a long time. The Andersons had gradually begun to see the benefit of planning how best to handle their spacing needs and alleviate operations and parking issues.

Meghan Mathison was sworn in. Ms. Mathison said she is raising three children at 228 West Hurlbut Avenue. Ms. Mathison referred to the street's namesake, General Stephen A. Hurlbut. Ms. Mathison said history is eroding in Belvidere and in Boone County. Ms. Mathison said her home is a registered historic landmark. Ms. Mathison said the homes that will be demolished with the proposed rezoning existed on the 1897 map along with her home. Ms. Mathison asked why historic preservation attempts are made while older homes on her block are planned for demolition.

Meghan Mathison said residents close to Wilbert's crematorium have complained of an offensive odor. Ms. Mathison said she has researched the issue with the business and the neighbors. Ms. Mathison said that as a respiratory therapist she is familiar with effects of particulates. Ms. Mathison said her main concern is with the possibility of decrease in property values due to her home's proximity to a mortuary and mortuary parking lot. Ms. Mathison said she feels a negative effect will occur on her children growing up next door to a funeral home and crematorium. One of the homes planned for demolition was the buffer between her home and the funeral home. Now there will be a large wall in view.

Meghan Mathison said in her research she spoke with various city and county departments; she has researched how this request may bring money into Belvidere. Ms. Mathison feels the planned development will deter future home buyers. Ms. Mathison asked if she will be compensated for the possible loss in the value of her home. Ms. Mathison said if the city approves the requests, she would like input into the design of the buffer fence that will be placed there. Ms. Mathison said she would be looking at a large "190 style wall" and her neighbors would too. Ms. Mathison said she went door-to-door to contact her neighbors about the proposed rezoning.

Meghan Mathison said she must gain approval for any changes she makes to her historic home; she will be required to get a small fence approved due to her position on the historic registry. If she must “jump through hoops” for minor projects, why is it so easy to have historic homes demolished? Mature trees will also be torn down.

There were no questions for Ms. Mathison.

Ken Meddings was sworn in. Mr. Meddings said he lives in a historic landmarked home. Mr. Meddings said he fought hard to get the West Hurlbut District designated as a historic district. He said he has spent thousands of dollars restoring his home and now it will be renovated for the use of a business and a parking lot.

Carl Ecklund said his applicants have evidence to provide regarding historic renovations that have been made by the Andersons to their property.

Mike Drella said such evidence would be more appropriate for the special use hearing.

Angela Beckman was sworn in. Ms. Beckman said she lives at 220 West Lincoln. Ms. Beckman quoted an article posted on the website faculty.virginia.edu entitled “Metals and Medicines in the Environment: Cremation Waste and Toxins”:

Gaseous emissions are by far the greatest source of cremation pollution ... In addition to harmless compounds (there are)* pollutants and carcinogens (such as carbon monoxide (CO), nitrogen oxide (NO₂), and sulfur oxide (SO₂); volatile acids such as hydrogen chloride (HCl) and hydrogen fluoride (HF), both of which form during vaporization of plastics or insulation; and mercury (often from dental fillings). Organic compounds such as benzenes, furans ... acetone are also emitted and react with HCl and HF under combustion conditions to form polychlorinated dibenzodioxins (PCDDs) and polychlorinated dibenzofurans (PCDFs), both of which are carcinogens. (Mercury), PCDDs, and PCDFs are of special concern because they are susceptible to bioaccumulation. A study by the Cremation Association of North America has found that filtering crematorium fumes has little effect on the toxins released.

(*highlighted portion added by speaker)

Ms. Beckman said she is in school for nursing.

Carl Ecklund asked if Ms. Beckman was part of the study she quoted.

Angela Beckman said she was not; she provided a quote by a reputable source.

Carl Ecklund asked if Ms. Beckman is aware that many crematoriums exist in residential areas.

Angela Beckman said she is aware of the fact. Ms. Beckman said the toxins mentioned accumulate in the air and the water.

Robert Casey said that after listening to Ms. Beckman he feels that if the quotation is true, he does not want a cremation operation to come into town. The three children Ms. Mathison referred to are his grandchildren and he does not want such a use located next to them.

Alan Crawford said he feels the people need to take into consideration the way in which the prevailing winds in Belvidere drift towards State Street. This concern needs to be taken to heart. Mr. Crawford said internet sources must be verified; safety is within our own hands.

Joe Thompson said he resides at 306 West Hurlbut. Mr. Thompson said he knows Gina DelRose from the Historic Preservation Commission; he is working with the Commission to help restore the historic homes in the area. But the case before the Planning Commission would detract from those preservation efforts. Mr. Thompson referred to the 80-year history of the funeral home; the other homes in the neighborhood have been there even longer than 80 years. Mr. Thompson said the city should keep the existing homes intact and not help to expand a business. Mr. Thompson said if there is an odor from the crematorium he does not want that in his neighborhood. Mr. Thompson speculated whether more buildings are something the city wants. Mr. Thompson said he feels a line should be drawn to protect his historic neighborhood. Once gone, a historic neighborhood cannot be rebuilt. Expansion should not take away existing homes.

Meghan Mathison said she requested the city provide her with a formal petition to submit at this meeting and she was told this was not allowed. Ms. Mathison asked if she could file a formal petition at some point. Ms. Mathison asked if there were enough petition signatures, if that would help to force a supermajority.

Gina DelRose said this meeting is the only public hearing that will be held for the rezoning. If those who signed a petition are not present at the public hearing, they cannot be cross-examined and the petition is inadmissible as evidence. Ms. DelRose said Ms. Mathison was referring to a legal objection, not a petition.

Mike Drella cautioned Ms. DelRose against giving legal advice. Mr. Drella suggested Ms. Mathison research state statutes.

Meghan Mathison asked if OSHA is required to perform periodic checks on the crematorium equipment.

Carl Ecklund said he understands OSHA regulates workplace safety. Mr. Ecklund repeated that the proposed equipment exceeds state standards for emissions.

Meghan Mathison said medical equipment must be regularly checked for safety.

Carl Ecklund said Matthews Environmental is charged with the monitoring of the equipment.

Meghan Mathison asked again how often the equipment will be checked. Ms. Mathison referred again to regular checks of medical equipment.

Carl Ecklund said he did not have that answer.

John Becker was sworn in. Mr. Becker said he resides at 226 West Lincoln. Mr. Becker said he is in favor of the rezoning. Mr. Becker said the community is growing and there are many more funerals held as a result. Mr. Becker said he is also in favor of the parking lot to alleviate on-street parking.

Chairman Racz called for a brief recess at 7:48 p.m.

The public hearing resumed at 7:53 p.m.

Kenneth Baars was sworn in. Mr. Baars said he is the owner of 316 West Hurlbut. Mr. Baars said he feels that objecting to the proposed rezoning is "anti-business." Mr. Baars said he feels the Andersons have done a great job in Belvidere; their services are a necessary and helpful part of the community.

Shane Mathison was sworn in. Mr. Mathison said he understands that Belvidere is growing but he feels the Historic District should be passed down to the next generation.

Robert Casey was sworn in. Mr. Casey said businesses come and go but historical districts do not. Mr. Casey referred to the St. James Catholic Church renovation. Mr. Casey said he appreciates the Anderson's business. Mr. Casey said he does not wish his grandchildren to breath in carcinogens. Mr. Casey said he is pro-business. Mr. Casey stated the committee should not recommend going forward with the rezoning of the subject properties.

Rich Weigel referred to Mr. Casey's comment regarding the St. James Catholic Church renovation. Mr. Weigel said the Andersons are hoping to do the same.

Robert Casey said it was not the same situation; the St. James building was in danger of being torn down and it was saved and renovated.

Kenneth Baars was sworn in. Mr. Baars referred to other local businesses that had posed environmental dangers to Belvidere.

Chairman Racz asked if Carl Ecklund had any rebuttal to make.

Carl Ecklund said the objectors had many heartfelt views and concerns. Mr. Ecklund said there were sentimental issues raised as well as concerns regarding the cremation facility and its effect on the Historical District. Mr. Ecklund said the Andersons are investing a large sum to invest in the center of the city so that they can continue to serve the city. The Andersons could have relocated but staying at the present location was their choice. The Andersons had hoped the neighborhood would see the improvements as a positive difference. Mr. Ecklund said the funeral home is not within the Historical District, nor are the homes that are planned for demolition.

Carl Ecklund said that cremation facilities exist in many areas. Statistics, according to Mr. Ecklund indicate their use will increase. Mr. Ecklund said the Andersons do not want the people of Belvidere to travel out of town to seek cremation facilities. To do so would be disruptive to people's lives. Mr. Ecklund referred to the advances that have occurred in cremation equipment. Mr. Ecklund said the Andersons bought the properties in part to make the neighborhood more attractive.

Carl Ecklund said questions had been asked about the library's plans to expand; he said it is his opinion the expansion of a library is a good thing for the community. Mr. Ecklund said he expects the investment in the subject properties will serve to improve property values. Mr. Ecklund said he does not see the dire results that some had predicted. Mr. Ecklund said there will be an attractive fence in place to buffer the funeral home property from its neighbors. Mr. Ecklund said he disagrees with those who are against the rezoning. Mr. Ecklund said Diann Anderson was present to describe improvements that have been made over the years to the existing funeral home.

Diann Anderson was sworn in. Mrs. Anderson gave a PowerPoint presentation that detailed the history of and renovations to Anderson Funeral & Cremation Services. Mrs. Anderson said the funeral home has been in Belvidere in many different forms for 118 years. Mrs. Anderson stated her husband Stephen Anderson had joined Buck- Wheeler-Hyland Funeral Home in 1984 and had purchased it in 2000. Mrs. Anderson showed previous additions to the original building and the renovations they had made since 2000. The Andersons have attempted to restore much of the building to its original condition while improving its accessibility. Historical touches and a garden have been added as well as stained glass entryway doors, custom-made beadboard, oil-rubbed bronze metalwork, crown molding and new flooring to match the original wood flooring. Mrs. Anderson said it is not their intention to cause any other businesses to lose clients, but the funeral business is a competitive one.

Diann Anderson addressed Ms. Mathison's comments regarding being located next to a mortuary business. Mrs. Anderson said she was offended by Ms. Mathison's use of the term "creep factor." Mrs. Anderson said, in her opinion, every person in society must be valued; the Andersons consider it their mission to care for the dead.

Mrs. Anderson stated that funeral services are for the living. Mrs. Anderson said their business seeks to treat each person served with the utmost dignity and respect as if they are a part of their own family.

The public hearing was closed at 8:25 p.m.

Rich Weigel said the community would do well to have more people like the Andersons.

It was moved and seconded (Weigel/Cantrell) to recommend approval of case 2017-12. The motion carried with a 6-0 roll call vote.

Gina DelRose stated the first reading before the City Council would be held on March 20, 2017 and the second reading would be April 3, 2017.

2017-13; Anderson (SU): Stephen and Diann Anderson, 800 Beech Bay Road, Poplar Grove, IL 61065, property owners, are requesting a special use to permit a planned development in the I, Institutional District (pending rezoning) at 218 W. Hurlbut Avenue and surrounding properties. The planned development will allow Anderson Funeral and Cremation Services to construct a detached garage for work vehicles and an office administration and preparation building. A parking area will also be added. The new building will be located 10 feet from the south property line (a reduction of 40 feet), the detached garage will be six feet from the west property line (a reduction of 44 feet), the parking lot throat lengths will be five feet from the north and south property lines (a reduction of 20 feet) and the landscape surface ratio will be 35% (a decrease of 15%) (Belvidere Zoning Ordinance Sections 150.204 (C)(3)(A)(3), Table 150.704(G)(6), 150.105 (D)(1)(G)(1)(B) and 150.904 Special Use Review and Approval Procedures.

The public hearing opened at 8:28 p.m.

Gina DelRose was sworn in. Ms. DelRose stated the case was published in the Boone County Journal on February 24, 2017 and certified mailings were sent on February 23, 2017. Ms. DelRose summarized the staff report dated March 8, 2017. Ms. DelRose said in order for the funeral home to continue serving the community and to provide new services, the applicants are requesting to rezone four adjacent parcels to Institutional so that the planned development may be granted allowing for the construction of a second building and larger parking lot.

Instead of demolishing the existing historic structure, the applicants wish to build a second smaller building more in scale with the surrounding residences. Four deviations are being requested. The applicants wish to construct the new building ten feet from the property line instead of the required 50 feet. The large detached garage is also requested to have a smaller setback from 50 feet to six feet. The new

garage will be 2,250 square feet and the new building will be 7,200 square feet. The building will have rooflines and materials similar to surrounding properties.

The applicant is also requesting to reduce the throat length from 25 feet to five feet in order to provide six more parking spaces. The total number of spaces is 39 spaces, significantly more than what is currently available. The required landscape ratio has been reduced from 50% to 35%. 57% lot coverage already exists; the request would reduce this by another 8% to allow for additional pavement for the parking lot and access from Lincoln Avenue, a road better suited to the funeral home's current traffic levels.

Interior lot lines and potential interior easements will be removed by replatting the parcels into one lot. This will allow the construction not to be inhibited by additional setbacks.

Planning staff recommends approval of case number 2017-13 subject to the following conditions:

1. The Planned Development shall be developed in substantial conformance with the site plan and elevations submitted with the application (February 16, 2017) unless otherwise noted.
2. A full site plan shall be submitted to and approved by the staff (building, public works, police, fire, planning, etc.) prior to the issuance of building permits.
3. The seven properties shall be replatted into one lot.
4. Detention for any increase in storm water runoff from the existing condition to the fully improved conditions will need to be provided.
5. Storm water runoff from the new parking areas shall be captured in storm drains on the property and discharged into the city storm sewer system.
6. Driveways shall be constructed in accordance with city standards.
7. The Planned Development is granting only the following flexible standards: Primary building setback 10 feet from south property line and accessory building setback six feet from west property line (Section 150.204(C)(3)(A)(3)); a reduction of the required throat length to 15 feet (Table 150.704(G)(6) and a reduction of the required Landscape Surface Ratio to 35% (Section 150(D)(1)(G)(1)(B)

Alderman Dan Snow asked Ms. DelRose to detail the parking space ratios used.

Gina DelRose said the ratio was 1:3 (one space for every three patrons).

Dan Snow asked for the building's capacity.

Gina DelRose said that would be a question for the applicants.

Meghan Mathison asked if there had been any changes made to the landscape requirements.

Gina DelRose said no; what Ms. Mathison received are the current zoning ordinance requirements.

Carl Ecklund was sworn in. Mr. Ecklund detailed the requested deviations from the Zoning Ordinance. Mr. Ecklund said Dave Hagney would present further details.

Dave Hagney, architect for the proposed project, was sworn in. Mr. Hagney said his background was in Historic Preservation. Mr. Hagney stated the houses proposed for demolition are outside the West Hurlbut Historic District boundaries. Mr. Hagney said their goal is to create a building that will blend into the rest of the neighborhood. All office functions will be held inside the newly proposed building and the existing location will serve as only as the funeral chapel. Mr. Hagney referred to a site plan and building designs shown overhead.

Dave Hagney said the cremation location will be in an interior corner of the new building and away from houses. An EPA permit will be required for the use of the cremation equipment. Mr. Hagney said if a seven-foot fence is allowed, they will include one in the site plan as well as all landscape requirements. It would be made of solid fencing. Mr. Hagney verified that lighting of 0.5 footcandles at the property line is what the zoning ordinance requires. LED lighting would be used which is a direct lighting source.

Carl Ecklund stated the fencing would address any concerns regarding the shine of headlights after dark.

Dave Hagney said the Andersons are trying to create a structure that blends in with the other properties.

Dan Snow asked the building capacity in regards to parking needs.

Carl Ecklund said there are five employees at a time; he said he did not have capacity information. Given the nature of the business, the amount of patrons could vary. Mr. Ecklund added that the lot will alleviate an existing situation.

Dan Snow said he wanted to take all factors into account.

Carl Ecklund repeated that the lot will alleviate an existing issue. The plan attempted to maximize parking spaces. The business will remain the same.

Dan Snow said he feels the question will come up at city council.

Gina DelRose said the funeral home is grandfathered; the parking is also grandfathered as a result. The special use is for the new building; the parking lot is sufficient for that new construction.

Dan Snow referenced the parking needs for the new St. James Catholic Church project.

Gina DelRose said that the St. James project originally planned for a new building and the first site plan required more parking spaces. The final project was for a substantial renovation of the existing St. James Church; the size of the renovation resulted in St. James losing its grandfathered status. This will not occur with the funeral home. The original building is not being changed.

Meghan Mathison said she would like to see a seven-foot fence. Ms. Mathison also requested that she be consulted in the design of the fence. Ms. Mathison quoted a portion of the zoning ordinance.

Gina DelRose clarified the correct portion of the zoning ordinance that describes Institutional requirements. Ms. DelRose stated that Ms. Mathison had been referencing the city's Industrial building regulations, not Institutional which are more in line with Residential regulations.

Meghan Mathison asked if trees can be placed on the property also.

Diann Anderson said the question will be addressed further into the project. Mrs. Anderson indicated she feels they have improved many things about the property and some of the criticism received has been unwarranted.

Chairman Racz said it is his opinion the Andersons are attempting to comply and to improve the neighborhood. Mr. Racz said he feels there should be more balance in Ms. Mathison's approach.

Meghan Mathison referenced the fencing requirements and the possibility of trees.

Carl Ecklund said the project will fully comply with the zoning requirements. Mr. Ecklund repeated Mrs. Anderson's comment that some of the concerns regarding fencing and landscaping will be addressed further into the project.

The public hearing closed at 9:03 p.m.

It was moved and seconded (Cantrell/Maher) to accept the findings of fact as presented. The motion carried with a 6-0 roll call vote.

It was moved and seconded (Weigel/Cantrell) to recommend approval of case 2017-13 subject to the seven conditions as presented. The motion carried with a 6-0 roll call vote.

Gina DelRose stated the case will receive a first reading before the City Council on March 20, 2017 and the second reading will take place on April 3, 2017.

Mike Drella requested that, in the interests of time, the commission hear case 2017-15 next.

There were no objections to the request.

2017-15; Caldwell: Russell Caldwell, 8642 US Highway 20, Garden Prairie, IL 61038, property owner, is requesting a special use to permit a planned development in the CB, Central Business District at 300 South Main Street and 320 Whitney Boulevard. The planned development will allow for the construction of a banquet facility and restaurant with outdoor seating. Special uses of the planned development are the banquet facility and video gaming aspect of the restaurant which are considered indoor commercial entertainment, the outdoor seating area which will feature live entertainment is considered outdoor commercial entertainment and the restaurant's drive-through lane located along South Main Street is considered in-vehicle sales and services. Variances of the planned development include reducing the required buffer between outdoor commercial entertainment and residential properties from 300' to 100' and increasing the allowable fence height from 7' to 9' above grade. The planned development will also allow three animated signs to be located on the property. Belvidere Zoning Ordinance Sections 150.105 (C)(6)(B)(2) Permitted as Special Use, Table 150.1007 (B)(1) and Table 150.1007 (C)(1) Signs Allowed on Private Property By District, 150.204 (D)(10) Outdoor Commercial Entertainment (A)(1) Regulations, 150.712(C) Fencing Standards (3)(B) Maximum Height and 150.904 Special Use Review and Approval Procedures.

The public hearing opened at 9:08 p.m.

Ben Rohr was sworn in. Mr. Rohr stated the case was published in the Boone County Journal on February 24, 2017 and certified mailings were sent on February 23, 2017. Mr. Rohr summarized the staff report dated March 8, 2017:

Ben Rohr stated the planning staff does not anticipate the planned development impeding future development. The staff recommends approval of case number 2017-15 subject to the following conditions:

1. The Planned Development shall be developed in substantial conformance with the site plan submitted March 4, 2017 unless otherwise noted.
2. A full site plan shall be submitted to and approved by the staff (building, public works, police, fire, planning, etc.) prior to the issuance of building permits.
3. The Planned Development is granting only the following flexible standards:

Special Uses for: Indoor commercial entertainment (Section 150.105(C)(6)(B)(2)), Outdoor Commercial Entertainment (Section 150.105(C)(6)(B)(2)), In-vehicle sales and services (Section 150.105(C)(6)(B)(2)), and Animated signage in the Central Business District (Section 150.1007(C)(1)).

Variances for: An increase of 52 square feet for building signage (Section 150.1007(C)(1)), a decrease in the buffer required between residential and outdoor commercial entertainment properties from 300' to 100' (Section 150.204(D)(10)(A)(1)), and an increase in the maximum fence height from 7' to 9' above grade (Section 150.712(C)(3)(B)).

4. The proposed wood doors shall open inward instead of out in the public right-of-way, per the Department of Public Works request.

Chairman Racz invited questions for the staff.

Rich Weigel questioned condition number four due to fire safety reasons. Mr. Weigel suggested an alcove be included in the plan so that doors can swing outward.

Ben Rohr said the applicant can address the question in his design standards.

The applicant, Russell Caldwell was sworn in. Mr. Caldwell invited any questions.

Rich Weigel questioned the mention of financing and timing in the staff report.

Russell Caldwell said he originally hoped to be open by September, 2017. Mr. Caldwell said he could not speculate which portion of the business will be opened first. Mr. Caldwell said some of those questions will depend on the City approval of their plans.

Rich Weigel clarified whether the open-ended date meant Mr. Caldwell was waiting for financing.

Russell Caldwell repeated that it would depend on the City approval.

Rich Weigel asked Mr. Caldwell if he would be opposed to adding an alcove to the design for a safe exit point.

Russell Caldwell said the doors will actually be in the fence; if all patrons exited the building they would already be outside and safe. The area Mr. Weigel referenced will not be the only exit available. If the alcove is too large, the entertainment area would have to be much smaller. Mr. Caldwell said all of these questions are being addressed.

Dan Snow asked what Mr. Caldwell anticipates in terms of traffic flow from the drive-through lane.

Russell Caldwell stated the planning department came up with a plan to only exit the drive-through lane onto South Main Street and the entrance will be able to utilize the existing curb cut from the municipal parking lot.

Rich Weigel commended Mr. Caldwell on the designs.

The public hearing closed at 9:24 p.m.

It was moved and seconded (Hyland/Cantrell) to accept the findings of fact as presented. The motion carried with a 6-0 roll call vote.

It was motioned and seconded (Redeker/Cantrell) to recommend approval of case 2017-15 subject to four conditions as presented. The motion carried with a 6-0 roll call vote.

2017-14; City of Belvidere: The City of Belvidere, 401 Whitney Boulevard, Belvidere, IL 61008 is requesting a text amendment to the City of Belvidere Zoning Ordinance (Chapter 150 as amended) pertaining to Section 150.013 Definitions (yard; yard, front; yard, rear; yard, side; yard, street side; passenger vehicle parking lots; and truck parking lots), Section 150.704 (F)(2) Curbing, Section 150.712 (C)(3) Maximum Fence Height, Section 150.1003 Definitions (directional sign (on site)), Table 150.1007 (A)(1) Freestanding Signs, Table 150.1007(B)(1) Building Signs, Table 150.1007 (C) (1) Permitted Building Signs by Type and Zoning Districts, Figure 150.1007 (C) (1) (a) Maximum Height Restrictions, Section 150.1009 Animated Signage (all subsequent section numbers change accordingly) and Section 150.902 Amendment of Zoning Regulations (Text Amendments).

Ben Rohr was sworn in. Mr. Rohr stated the case was published in the Boone County Journal on February 24, 2017. Mr. Rohr summarized the staff report dated March 8, 2017. Mr. Rohr stated the planning staff recommends approval of case 2017-14.

Mike Drella said adding graphics to the definitions of terms will help Code Enforcement with compliance issues.

Dan Snow asked for clarification of the animated signage portion of the text amendments.

Gina DelRose said that in the past, the city had conditioned monochromatic animated signs, but do not currently require this.

It was moved and seconded (Cantrell/Maher) to approve case 2017-14. The motion carried with a 6-0 roll call vote.

OTHER BUSINESS:

None

DISCUSSION:

Staff Report:

Gina DelRose said there will be four cases before the Commission in April and she expects four cases in May as well.

ADJOURNMENT:

The meeting adjourned at 9:38 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 13, 2017
6:00 p.m.

Call to Order – Mayor Chamberlain.

Roll Call: Present: R. Brooks, G. Crawford, J. Sanders, W. Frank,
T. Ratcliffe, D. Snow and C. Stevens.
Absent: D. Arevalo, C. Morris and M. Sanderson.

Department Heads and City personnel in attendance:
Public Works Director Brent Anderson, Community Development Planner
Gina DelRose, Fire Chief Hyser, City Attorney Drella and City Clerk Arco.

Public Comment:

Public Forum:

Reports of Officers, Boards and Special Committees:

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

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

Motion by Ald. Snow, 2nd by Ald. Crawford to forward to City Council - A Resolution Directing the Planning Department to Publish the Zoning Map of the City of Belvidere. Aye voice vote carried. Motion carried.

3. Public Works, Unfinished Business: None.
4. Public Works, New Business:

(A) Conlin Court/List Lane – Stop Signs – update next month.
(B) Well #8 Emergency Repairs.

Motion by Ald. Snow, 2nd by Ald. Crawford to approve Great Lakes Water Resources to make emergency repairs at Well #8 at a cost estimated at \$200,000. This work will be paid for from the Water Depreciation Account. Aye voice vote carried. Motion carried.

Public Works Director Anderson reported necessary emergency repairs have been started.

(C) Well #9 Rehabilitation – Chemical Treatment.

Motion by Ald. Ratcliffe, 2nd by Ald. Brooks to approve the proposal from Municipal Well & Pump in the amount of \$62,934.50 to complete the rehabilitation of Well #9. Aye voice vote carried. Motion carried.

(D) EDP Grant Agreement – Tripp Road.

Motion by Ald. Snow, 2nd by Ald. Crawford to approve the EDP Grant Agreement for Tripp Road and approval of supplement agreements with Becknell and Magna. Aye voice vote carried. Motion carried.

(E) Tripp Road Engineering Agreement.

Motion by Ald. Crawford, 2nd by Ald. Sanders to approve the proposal from ARC Design Resources to complete the design and construction engineering required for the Tripp Road Reconstruction Project at a cost not-to-exceed \$80,500. Aye voice vote carried. Motion carried.

(F) General Mills Street Light Request.

Motion by Ald., Ratcliffe, 2nd by Ald. Snow to approve the installation of three new street lights along East Pleasant Street adjacent to General Mills at a cost of \$11,108. This work will be paid for from line item 01-5-330-6022. Aye voice vote carried. Motion carried.

(G) Mower Replacement – Street Department and WWTP.

Motion by Ald. Crawford, 2nd by Ald. Frank to approve the proposal from RJ Daniels in the amount of \$8,449 for a new Simplicity Cobalt Zero Turn Mower for the WWTP. This mower will be paid for from line item 61-5-820-6010. Aye voice vote carried. Motion carried.

(H) Raw Waste Water Pump Rebuild – WWTP.

Motion by Ald. Snow, 2nd by Ald. Sanders to approve the proposal from Pentair in the amount of \$31,790 for rebuilding one Fairbanks 12” raw waste water pump at the WWTP. This equipment will be paid for from the plant depreciation fund. Aye voice vote carried. Motion carried.

(I) Scum Concentrator Replacement – WWTP.

Motion by Ald. Snow, 2nd by Ald. Frank to approve the proposal from Process Equipment Repair Services, in the amount of \$74,116.20 for replacement of the scum concentrator in the primary pump house at WWTP. This equipment will be paid for from the plant depreciation fund. Aye voice vote carried. Motion carried.

(J) Storm Sewer GIS Mapping Proposal – Basin N-1.

Motion by Ald. Brooks, 2nd by Ald. Sanders to approve the proposal from RK Johnson & Associates in an amount not-to-exceed \$6,200 to complete the GIS mapping of the southern 111 acres of Storm Basin N-1. Aye voice vote carried. Motion carried.

5. Other:

- (A) Business Registration – forwarded to meeting of March 27, 2017.
- (B) Fire Chief Hyser reported on the great job his department did with the massive apartment fire.

6. Adjournment:

Motion by Ald. Brooks, 2nd by Ald. Crawford to adjourn meeting at 6:29 p.m. Aye voice vote carried. Motion carried.

_____ Mayor

Attest: _____ City Clerk

BUDGET ORDINANCE

City of Belvidere

Ordinance #338H

An ordinance budgeting for all corporate purposes for the City of Belvidere, Boone County, Illinois for the fiscal year beginning May 1, 2017, and ending April 30, 2018.

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, 2017, and ending April 30, 2018.

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, 2017, 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 16	FY 17 Budget	REVISED Budget FY 17	FY 18 Budget Request
Beginning Cash		8,591,954	8,802,388	8,802,388	6,933,183
General Administration					
RE Property Tax	01-4-110-4010	1,835,159	1,840,576	1,840,576	1,756,524
Hotel / Motel Tax	01-4-110-4011	2,798	3,836	3,836	3,476
Auto Rental Tax	01-4-110-4012	6,256	6,000	6,000	6,240
Muni Infrastructure Maint	01-4-110-4013	172,424	177,600	177,600	159,420
State Income Tax	01-4-110-4100	2,731,920	2,609,670	2,609,670	2,584,085
Muni Sales Tax	01-4-110-4110	3,195,463	3,219,242	3,219,242	3,305,624
Sales Tax to Developer	01-4-110-4111	0	0	0	0
Local Use Tax	01-4-110-4112	588,796	601,247	601,247	619,157
Replacement Tax	01-4-110-4120	507,162	468,082	468,082	456,888
Repl Tax Dist to Pensions	01-4-110-4121	(256,794)	(264,958)	(264,958)	(260,246)
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	18,088	16,791	16,791	17,640
Liquor License & Fines	01-4-110-4210	115,175	102,450	102,450	107,700
Amusement Machine	01-4-110-4230	7,600	9,000	9,000	9,000
Court Fines	01-4-110-4400	382,451	375,000	375,000	304,940
Parking Fines	01-4-110-4410	6,028	7,764	7,764	5,975
Seized Vehicle Fee	01-4-110-4420	73,830	87,000	87,000	61,200
Engr Fees-Subdivision	01-4-110-4430	0	20,000	20,000	20,000
Video Gambling	01-4-110-4440	184,058	180,000	180,000	219,600
Franchise Fees	01-4-110-4450	264,885	261,613	261,613	269,528
Comcast Fees	01-4-110-4455	4,843	0	0	4,481
Death/Birth Certificates	01-4-110-4460	18,225	17,470	17,470	18,358
Accident/Fire Reports	01-4-110-4470	4,850	5,147	5,147	4,917
Annexation/Plat Fees	01-4-110-4471	0	20,000	20,000	20,000
Tipping Fees	01-4-110-4472	97,756	100,000	100,000	72,000
Interest Income	01-4-110-4600	20,554	28,000	28,000	45,500
Misc Revenues	01-4-110-4900	25,101	35,600	35,600	27,400
Heritage Days	01-4-110-4901	47,733	0	0	0
Historic Preservation: Fund Raising	01-4-110-4902	2,223	0	0	0
Historic Preservation: Grant Reimb.	01-4-110-4903	0	0	0	21,000
Operating Transfer in	01-4-110-9998	133,705	1,900,000	1,900,000	1,173,828
Total General Administration Revenues		10,190,288	11,827,130	11,827,130	11,034,235
Telecom Tax Rebate	01-5-110-4013	0	0	0	0
Salaries - Elected Officials	01-5-110-5000	207,623	207,623	207,623	213,878
Salaries - Regular - FT	01-5-110-5010	215,619	225,850	225,850	226,472
Group Health Insurance	01-5-110-5130	426,535	454,289	454,289	513,611
Health Ins Claims Paid (Dental)	01-5-110-5131	33,617	40,000	40,000	40,000
Group Life Insurance	01-5-110-5132	1,331	1,357	1,357	1,409
Unemployment Compensation	01-5-110-5136	0	0	0	0
Health Insurance Reimbursement	01-4-110-4540	(155,658)	(146,356)	(146,356)	(156,618)
Meeting & Conferences	01-5-110-5154	11,727	15,465	15,465	15,400
Subscriptions/Ed Materials	01-5-110-5156	619	600	600	650
Gen Admin Personnel & Benefit Expenses		741,413	798,828	798,828	854,802
Repairs/Maint - Bldgs	01-5-110-6010	19,690	48,200	48,200	21,680
Repairs/Maint - Equip	01-5-110-6020	2,249	5,000	5,000	5,000
Legal	01-5-110-6110	5,624	12,900	12,900	37,200
Other Professional Services	01-5-110-6190	14,668	2,000	2,000	2,500
Grant Expenses (Ndev)	01-5-110-6191	0	0	0	0
Telephone	01-5-110-6200	20,966	13,840	13,840	21,770
Codification	01-5-110-6225	950	6,000	6,000	2,000
Other Communications	01-5-110-6290	3,101	4,760	4,760	3,400
Gen Admin Contractual Expenses		67,247	92,700	92,700	93,550

General Administration (cont)	Account #	Actual FY 16	FY 17 Budget	REVISED Budget FY 17	FY 18 Budget Request
Office Supplies	01-5-110-7020	46,927	62,900	62,900	56,800
Other Supplies	01-5-110-7800	6,062	7,350	7,350	7,350
Gen Admin Supplies Expenses		52,989	70,250	70,250	64,150
Miscellaneous Expense	01-5-110-7900	102,348	78,960	78,960	85,930
Reimb of Seized Vehicle Fee	01-5-110-7901	600	0	0	0
Heritage Days	01-5-110-7902	1,872	0	0	0
Comcast Charges	01-5-110-7903	0	0	0	0
Historic Preservation	01-5-110-7904	0	0	0	0
Operating Transfers Out	01-5-110-9999	697,252	537,021	537,021	383,828
Total General Administration Expenses		1,663,721	1,577,759	1,577,759	1,482,260
NET GENERAL ADMINISTRATION		8,526,568	10,249,371	10,249,371	9,551,975
General Fund - Audit Department					
RE Taxes - Audit	01-4-130-4010	20,138	20,000	20,000	20,000
Accounting & Auditing	01-5-130-6100	33,700	33,000	33,000	36,500
NET - AUDIT DEPARTMENT		(13,562)	(13,000)	(13,000)	(16,500)
General Fund - IMRF Department					
RE Taxes - IMRF	01-4-140-4010	72,125	72,000	72,000	65,000
Replacement Tax	01-4-140-4120	89,393	92,535	92,535	90,889
Interest Income	01-4-140-4600	92	0	0	0
Expense Reimbursement	01-4-140-4940	19,945	20,543	20,543	25,854
Total IMRF Revenues		181,555	185,078	185,078	181,743
IMRF Premium Expense	01-5-140-5120	334,797	214,926	214,926	200,677
NET - IMRF DEPARTMENT		(153,242)	(29,848)	(29,848)	(18,934)
General Fund - Social Security Department					
RE Taxes - FICA/Med	01-4-150-4010	225,394	225,000	225,000	200,000
Expense Reimbursement	01-4-150-4940	120,464	132,152	132,152	137,316
Library Expense Reimbursement	01-4-150-4941	27,136	30,600	30,600	30,600
Total Soc Security Revenues		372,994	387,752	387,752	367,916
FICA Expense	01-5-150-5110	191,738	209,693	209,693	214,295
Medicare Expense	01-5-150-5112	122,988	137,489	137,489	137,352
Total Soc Security Expenses		314,726	347,182	347,182	351,647
NET - SOCIAL SECURITY DEPT		58,268	40,570	40,570	16,269
General Fund - Liability Insurance Dept					
RE Taxes - Ins Liability	01-4-160-4010	330,547	320,000	320,000	290,000
Expense Reimbursement	01-4-160-4940	0	0	0	0
Total Liability Insurance Revenues		330,547	320,000	320,000	290,000
Insurance Premium	01-5-160-6800	462,849	489,860	489,860	484,810
NET - LIABILITY INSURANCE DEPT		(132,302)	(169,860)	(169,860)	(194,810)

Police Department	Account #	Actual FY 16	FY 17 Budget	REVISED Budget FY 17	FY 18 Budget Request
RE Property Tax	01-4-210-4010	1,035,517	1,044,856	1,044,856	1,105,667
Grants	01-4-210-4150	41,230	49,000	49,000	42,000
Sex Offender Registration Fee	01-4-210-4480	0	0	0	7,560
Miscellaneous Revenues	01-4-210-4900	161,352	237,959	237,959	178,675
Expense Reimbursement	01-4-210-4940	6,882	0	0	0
Sale of Assets	01-4-210-4950	0	0	0	0
Total Police Department Revenues		1,244,981	1,331,815	1,331,815	1,333,902
Salary - Regular - FT	01-5-210-5010	3,192,442	3,431,919	3,431,919	3,440,533
Overtime	01-5-210-5040	359,987	429,300	429,300	434,600
Police Pension	01-5-210-5122	1,015,437	1,024,856	1,024,856	1,085,667
Health Insurance	01-5-210-5130	686,280	800,348	800,348	847,215
Dental Insurance	01-5-210-5131	33,216	50,000	50,000	50,000
Unemployment	01-5-210-5136	0	0	0	0
Uniform Allowance	01-5-210-5140	61,488	64,886	64,886	68,009
Training	01-5-210-5152	62,529	64,555	64,555	73,855
Police Dept Personnel & Benefit Expenses		5,411,378	5,865,864	5,865,864	5,999,879
Repair/Maint-Equipment	01-5-210-6020	12,274	7,425	7,425	14,645
Repair/Maint-Vehicles	01-5-210-6030	93,748	107,475	107,475	99,050
Telephone/Utilities	01-5-210-6200	41,831	42,790	42,790	44,000
Physical Exams	01-5-210-6810	0	4,270	4,270	4,270
Community Policing	01-5-210-6816	7,635	7,950	7,950	8,200
K 9 Program Expenses	01-5-210-6818	3,451	4,700	4,700	5,350
Sex Offender State Dissburse	01-5-210-6835	0	0	0	4,800
Police Department - Contractual Expenses		158,940	174,610	174,610	180,315
Office Supplies	01-5-210-7020	9,515	10,550	10,550	10,550
Gas & Oil	01-5-210-7030	77,836	120,000	120,000	100,000
Operating Supplies	01-5-210-7040	31,778	42,285	42,285	43,985
Miscellaneous Expense	01-5-210-7900	37,200	40,000	40,000	40,800
Police Department - Supplies Expense		156,328	212,835	212,835	195,335
Equipment	01-5-210-8200	34,754	50,245	50,245	59,255
Vehicles	01-5-210-8300	0	0	0	0
Total Police Department Expenses		5,761,400	6,303,554	6,303,554	6,434,784
NET - POLICE DEPARTMENT		(4,516,420)	(4,971,739)	(4,971,739)	(5,100,882)
Public Safety Building Department					
Salaries - Regular - FT	01-5-215-5010	586,715	657,952	657,952	664,104
Other (FICA & IMRF)	01-5-215-5079	116,092	146,263	146,263	138,599
Other Contractual Services	01-5-215-6890	327,940	230,000	230,000	270,732
NET - PUBLIC SAFETY BLDG DEPT		(1,030,747)	(1,034,215)	(1,034,215)	(1,073,435)

Fire Department	Account #	Actual FY 16	FY 17 Budget	REVISED Budget FY 17	FY 18 Budget Request
RE Property Tax	01-4-220-4010	739,346	816,892	816,892	988,767
Grants	01-4-220-4150	63,831	0	0	5,000
Miscellaneous Revenues	01-4-220-4900	42,700	25,000	25,000	25,000
Expense Reimbursement	01-4-220-4940	0	0	0	0
Total Fire Department Revenues		845,877	841,892	841,892	1,018,767
Salaries - Regular - FT	01-5-220-5010	1,951,981	2,047,477	2,047,477	2,095,112
Overtime	01-5-220-5040	234,519	203,250	203,250	203,250
Fire Pension	01-5-220-5124	719,276	796,892	796,892	968,767
Health Insurance	01-5-220-5130	391,457	458,233	458,233	502,880
Dental Insurance	01-5-220-5131	26,907	35,000	35,000	35,000
Unemployment Insurance	01-5-220-5136	0	0	0	0
Uniform Allowance	01-5-220-5140	39,236	35,500	35,500	35,500
Training	01-5-220-5152	23,715	30,540	30,540	27,540
Fire Depart Personnel & Benefits Expenses		3,387,091	3,606,892	3,606,892	3,868,049
Repair/Maint-Bldg	01-5-220-6010	52,026	54,050	54,050	42,850
Repair/Maint-Equipment	01-5-220-6020	0	0	0	14,800
Repair/Maint-Vehicles	01-5-220-6030	58,527	54,200	54,200	53,500
Telephone/Utilities	01-5-220-6200	14,002	13,060	13,060	17,740
Physical Exams	01-5-220-6810	1,623	2,500	2,500	2,500
Fire Prevention	01-5-220-6822	7,163	10,000	10,000	10,000
Fire Department - Contractual Expenses		133,340	133,810	133,810	141,390
Office Supplies	01-5-220-7020	15,180	16,830	16,830	16,600
Gas & Oil	01-5-220-7030	16,207	20,000	20,000	20,000
Operating Supplies	01-5-220-7040	11,540	6,000	6,000	4,000
Miscellaneous Expense	01-5-220-7900	996	1,000	1,000	1,000
Fire Department - Supplies Expenses		43,922	43,830	43,830	41,600
Equipment	01-5-220-8200	38,869	50,530	50,530	37,900
Total Fire Department Expenses		3,603,222	3,835,062	3,835,062	4,088,939
NET - FIRE DEPARTMENT		(2,757,346)	(2,993,170)	(2,993,170)	(3,070,172)
Police & Fire Commission Department					
Physical Exams	01-5-225-6810	13,280	18,750	18,750	18,750
Other Contractual Services	01-5-225-6890	16,720	8,835	8,835	8,835
NET - POLICE & FIRE COMMISSION		(29,999)	(27,585)	(27,585)	(27,585)

Community Development	Account #	Actual FY 16	FY 17 Budget	REVISED Budget FY 17	FY 18 Budget Request
Building Permits	01-4-230-4300	187,991	208,989	208,989	215,259
Electric Permits	01-4-230-4310	21,574	21,325	21,325	21,965
Electrician Certification Fees	01-4-230-4315	2,550	4,500	4,500	3,050
Plumbing Permits	01-4-230-4320	9,258	14,200	14,200	14,626
HVAC Permits	01-4-230-4330	3,627	5,310	5,310	6,500
Plan Review Fees	01-4-230-4340	40,993	34,149	34,149	50,000
Sidewalk/Lot Grading Fee	01-4-230-4350	723	1,575	1,575	1,575
Insulation Permits	01-4-230-4360	1,210	2,050	2,050	2,112
Zoning Review Fee	01-4-230-4370	3,348	3,430	3,430	3,535
Code Enforcement	01-4-230-4380	11,500	11,400	11,400	5,900
Other Permits	01-4-230-4390	6,248	5,690	5,690	5,861
Miscellaneous Revenues	01-4-230-4900	125	500	500	500
Expense Reimbursement	01-4-230-4940	5,366	0	0	2,700
Planning Fees	01-4-230-4950	0	9,000	9,000	13,100
Planning Misc.	01-4-230-4955	0	1,000	1,000	500
Community Dev - Revenues		294,510	323,118	323,118	347,183
Salaries- Regular - FT	01-5-230-5010	161,690	216,459	216,459	217,830
FICA	01-5-230-5079	12,369	16,559	16,559	16,664
IMRF	01-5-230-5120	19,945	27,955	27,955	25,854
Health Ins Expense	01-5-230-5130	43,258	70,269	70,269	86,043
Dental Insurance	01-5-230-5131	2,517	4,000	4,000	4,000
Unemployment	01-5-230-5136	0	0	0	0
Training	01-5-230-5152	4,445	6,000	6,000	6,500
Building Dept Personnel & Benefits Expense		244,225	341,242	341,242	356,891
Repair/Maint - Equip	01-5-230-6020	2,149	5,000	5,000	6,150
Other Professional Services	01-5-230-6190	45,846	46,000	46,000	46,000
Telephone	01-5-230-6200	2,443	3,000	3,000	3,000
Postage	01-5-230-6210	778	1,500	1,500	3,000
Printing & Publishing	01-5-230-6220	1,418	1,750	1,750	2,800
Building Department - Contractual Expenses		52,634	57,250	57,250	60,950
Office Supplies	01-5-230-7020	3,429	5,960	5,960	6,950
Gas & Oil	01-5-230-7030	782	2,765	2,765	2,200
Miscellaneous Expense	01-5-230-7900	574	2,000	2,000	1,000
Operating Transfer Out	01-5-230-9999	0	0	0	0
Building Department - Supplies Expenses		4,784	10,725	10,725	10,150
Total Building Department Expenses		301,643	409,217	409,217	427,991
NET - BUILDING DEPARTMENT		(7,133)	(86,099)	(86,099)	(80,808)
Civil Defense Department					
RE Tax - Civil Defense	01-4-240-4010	7,017	7,000	7,000	7,000
Miscellaneous Revenues	01-4-240-4900	0	200	200	0
Miscellaneous Expense	01-5-240-7900	5,316	5,800	5,800	7,000
NET - CIVIL DEFENSE DEPARTMENT		1,701	1,400	1,400	0

Street Department	Account #	Actual FY 16	FY 17 Budget	REVISED Budget FY 17	FY 18 Budget Request
RE Tax - Road & Bridge	01-4-310-4010	318,291	300,000	300,000	320,000
Grants	01-4-310-4150	0	0	0	0
Sidewalk/Driveway/Lot Grading	01-4-310-4350	2,040	1,800	1,800	2,000
Miscellaneous Revenues	01-4-310-4900	4,457	0	0	3,000
Expense Reimbursement	01-4-310-4940	55,491	10,000	10,000	10,000
Expense Reimbursement	01-5-310-4940	21,482	10,000	10,000	10,000
Sale of Assets	01-5-310-4950	0	0	0	0
Street Department - Revenues		401,762	321,800	321,800	345,000
Salaries - Regular - FT	01-5-310-5010	560,396	588,550	588,550	609,950
Overtime	01-5-310-5040	34,967	40,000	40,000	40,000
Health Insurance	01-5-310-5130	200,768	217,123	217,123	238,292
Uniform Allowance	01-5-310-5140	13,396	15,000	15,000	15,000
Training	01-5-310-5152	219	1,500	1,500	1,500
Street Dept - Personnel & Benefits Expenses		809,745	862,173	862,173	904,742
Repair/Maint - Storm Drain	01-5-310-6001	25,576	25,000	25,000	25,000
Repair/Maint - St/Parking Lot	01-5-310-6002	85,267	90,500	90,500	95,000
Repair/Maint - Sidewalk/Curb	01-5-310-6003	59,127	50,000	50,000	50,000
Repair/Maint - Building	01-5-310-6010	21,554	15,000	15,000	15,000
Repair/Maint - Equipment	01-5-310-6020	117,438	130,000	130,000	130,000
Repair/Maint - Traffic Signal	01-5-310-6024	25,204	43,000	43,000	43,000
Telephone/Utilities	01-5-310-6200	5,883	6,000	6,000	6,000
Leaf Clean-up/Removal	01-5-310-6826	14,872	15,000	15,000	15,000
Street Department - Contractual Expenses		354,920	374,500	374,500	379,000
Office Supplies	01-5-310-7020	3,480	6,600	6,600	6,600
Gas & Oil	01-5-310-7030	56,988	85,000	85,000	85,000
Operating Supplies	01-5-310-7040	28,232	20,000	20,000	21,000
Miscellaneous Expense	01-5-310-7900	15,946	0	0	2,000
Street Department - Supplies Expenses		104,646	111,600	111,600	114,600
Equipment	01-5-310-8200	40,201	0	0	0
Total Street Department Expenses		1,309,511	1,348,273	1,348,273	1,398,342
NET - STREET DEPARTMENT		(907,750)	(1,026,473)	(1,026,473)	(1,053,342)
Street Lighting					
RE Tax - Street Lighting	01-4-330-4010	210,359	210,000	210,000	200,000
Expense Reimbursement	01-5-330-4940	0	0	0	0
Repair/ Maint - Street Light	01-5-330-6022	40,373	20,000	20,000	40,000
Street Lighting - Electricity	01-5-330-6310	289,864	330,000	330,000	300,000
NET - STREET LIGHTING		(119,878)	(140,000)	(140,000)	(140,000)

	Account #	Actual FY 16	FY 17 Budget	REVISED Budget FY 17	FY 18 Budget Request
Garbage Department					
RE Tax - Refuse/Landfill	01-4-335-4010	65,108	45,000	45,000	45,000
Miscellaneous Revenues	01-4-335-4900	0	0	0	0
Miscellaneous Expenses	01-5-335-7900	69,412	51,000	51,000	79,000
NET - GARBAGE DEPARTMENT		(4,304)	(6,000)	(6,000)	(34,000)
Forestry Department					
RE Tax - Forestry	01-4-340-4010	40,074	40,000	40,000	35,000
Miscellaneous Revenues	01-4-340-4900	0	0	0	0
Forestry Department Revenues		40,074	40,000	40,000	35,000
Tree Removal or Purchase	01-5-340-6850	135,380	100,000	100,000	80,000
Miscellaneous Expense	01-5-340-7900	0	1,000	1,000	1,000
Forestry Department Expenses		135,380	101,000	101,000	81,000
NET - FORESTRY DEPARTMENT		(95,306)	(61,000)	(61,000)	(46,000)
Engineering Department					
Engineering	01-5-360-6140	19,061	27,000	27,000	27,000
Subdivision Expense	01-5-360-6824	3,197	10,000	10,000	10,000
Office Supplies	01-5-360-7020	5,391	8,900	8,900	8,900
Gas & Oil	01-5-360-7030	0	0	0	0
NET - ENGINEERING DEPARTMENT		(27,649)	(45,900)	(45,900)	(45,900)
Health / Social Services					
Council on Aging	01-5-410-6830	23,000	33,000	33,000	23,000
Demolition / Nuisance	01-5-410-6832	0	5,000	5,000	5,000
NET - HEALTH / SOCIAL SERVICES		(23,000)	(38,000)	(38,000)	(28,000)
Economic Development					
Planning Dept Services	01-5-610-6150	87,147	55,500	55,500	47,000
Economic / Business	01-5-610-6840	73,000	73,000	73,000	73,000
Tourism	01-5-610-6842	2,000	5,000	5,000	7,000
Historic Preservation	01-5-610-6844	4,493	12,800	12,800	12,800
NET - ECONOMIC DEVELOPMENT		(166,640)	(146,300)	(146,300)	(139,800)
Utility Tax					
Utility Tax - Electric	01-4-751-4131	1,450,229	1,486,787	1,486,787	1,475,916
Utility Tax - Gas	01-4-751-4132	279,365	342,321	342,321	312,932
Utility Tax - Telephone	01-4-751-4133	341,413	349,535	349,535	328,570
Expense Reimbursement	01-4-751-4940	7,500	0	0	0
Utility Tax Revenues		2,078,507	2,178,643	2,178,643	2,117,418
Columbia Ave (transfer to Capital)	01-5-751-8040	450,000	450,000	450,000	0
Downtown Streetscape	01-5-751-8052	32,666	700,000	700,000	0
Downtown Pavement Project	01-5-751-8054	0	500,000	500,000	0
Tripp Rd. Reconstruction	01-5-751-8056	0	0	0	350,000
Bellwood Detention Basin	01-5-751-8060	0	0	0	250,000
Utility Tax Expenses		482,666	1,650,000	1,650,000	600,000
NET - UTILITY TAX		1,595,841	528,643	528,643	1,517,418
TOTAL GENERAL FUND REVENUES		16,283,715	18,039,428	18,039,428	17,343,164
TOTAL GENERAL FUND EXPENSES		16,086,615	18,008,633	18,008,633	17,327,670
NET REV OVER (UNDER) EXP		197,100	30,795	30,795	15,494
Ending Cash		8,802,388	6,933,183	6,933,183	5,774,849

WATER / SEWER FUND		Actual	FY 17	REVISED	FY 18
Line Item	Account #	FY 16	Budget	Budget	Budget
				FY 17	Request
Beginning Cash & Investments - Fund		9,976,681	9,607,189	9,607,189	8,848,741
Water / Sewer General Administration					
Beginning Cash & Investments		75,456	75,606	75,606	75,606
Miscellaneous Revenues	61-4-110-4900	150	0	0	0
Ending Cash		75,606	75,606	75,606	75,606
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Water Department					
Beginning Cash & Investments		1,080,018	697,162	697,162	714,893
Water Consumption	61-4-810-4500	2,213,451	2,287,373	2,287,373	2,363,702
Dep on Agr - Westhills	61-4-810-4521	8,095	0	0	0
Meters Sold	61-4-810-4530	90,456	91,000	91,000	88,702
Other Services	61-4-810-4590	5,967	10,000	10,000	7,500
Miscellaneous Revenues	61-4-810-4900	0	0	0	0
Expense Reimbursement	61-4-810-4940	24,361	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		2,342,330	2,388,373	2,388,373	2,459,904
Salaries - Regular - FT	61-5-810-5010	528,948	571,634	571,634	590,454
Overtime	61-5-810-5040	26,707	38,000	38,000	38,000
FICA	61-5-810-5079	50,382	44,567	44,567	45,965
IMRF	61-5-810-5120	77,466	84,952	84,952	79,222
Group Health Insurance	61-5-810-5130	192,305	207,334	207,334	227,735
Uniform Allowance	61-5-810-5140	7,846	14,100	14,100	14,000
Rep & Maint - Infrastructure	61-5-810-6000	72,790	63,900	63,900	63,900
Rep & Maint - Buildings	61-5-810-6010	18,336	24,500	24,500	24,500
Rep & Maint - Equipment	61-5-810-6020	65,019	8,000	8,000	13,000
Rep & Maint - Vehicles	61-5-810-6030	21,012	20,000	20,000	20,000
Rep & Maint - Contractual	61-5-810-6040	87,322	85,000	85,000	85,000
Other Professional Services	61-5-810-6190	3,399	11,000	11,000	12,000
Telephone	61-5-810-6200	9,548	9,500	9,500	9,000
Postage	61-5-810-6210	15,322	19,000	19,000	19,000
Utilities	61-5-810-6300	217,295	300,000	300,000	270,000
Office Equip Rental/Maint	61-5-810-6410	36,524	31,000	31,000	32,750
Liability Insurance	61-5-810-6800	108,510	122,000	122,000	134,200
Lab Expense	61-5-810-6812	25,494	33,200	33,200	33,200
Office Supplies	61-5-810-7020	8,097	9,400	9,400	9,000
Gas & Oil	61-5-810-7030	18,594	23,000	23,000	23,000
Operating Supplies	61-5-810-7040	64,854	63,000	63,000	65,000
Chemicals	61-5-810-7050	89,978	105,000	105,000	90,000
Meters	61-5-810-7060	51,632	25,000	25,000	20,000
Bad Debt Expense	61-5-810-7850	2,055	2,000	2,000	2,000
Miscellaneous Expenses	61-5-810-7900	12,321	8,750	8,750	9,000
Equipment	61-5-810-8200	0	0	0	0
Transfer Out	61-5-810-9999	500,000	0	0	0
Depreciaton Set Aside		296,703	305,604	305,604	314,772
Bond Pmt Set Aside		120,000	141,200	141,200	213,350
Total Water Department Expenses		2,728,460	2,370,642	2,370,642	2,458,048
Net Water Department		(386,131)	17,731	17,731	1,856
Change in Accounts Receivable (YTD)		3,276			
Ending Cash & Investments		697,162	714,893	714,893	716,749

Line Item	Account #	Actual FY 16	FY 17 Budget	REVISED Budget FY 17	FY 18 Budget Request
Sewer Department					
Beginning Cash & Investments		1,055,724	1,284,737	1,284,737	855,620
Sewer Consumption	61-4-820-4500	3,488,838	3,269,987	3,269,987	3,275,147
Dep on Agr - Westhills	61-4-820-4521	4,691	0	0	0
Meters Sold	61-4-820-4530	85,694	91,000	91,000	88,702
Other Services	61-4-820-4590	54,634	14,200	14,200	23,000
Miscellaneous Revenues	61-4-820-4900	2,822	0	0	0
Expense Reimbursement	61-4-820-4940	17,492	0	0	0
Operating Transfers-In (Reserves)	61-4-820-9998	0	500,000	500,000	500,000
Total Sewer Department Revenues		3,654,171	3,875,187	3,875,187	3,886,849
Salaries - Regular - FT	61-5-820-5010	551,622	585,057	585,057	601,243
Overtime	61-5-820-5040	54,776	55,000	55,000	55,000
FICA	61-5-820-5079	39,892	46,894	46,894	48,091
IMRF	61-5-820-5120	84,237	89,461	89,461	82,944
Group Health Insurance	61-5-820-5130	193,555	211,439	211,439	232,417
Dental Insurance	61-5-820-5131	0	0	0	0
Uniform Allowance	61-5-820-5140	18,081	15,500	15,500	16,000
Travel	61-5-820-5151	170	0	0	0
Rep & Maint - Lift Stations	61-5-820-6005	21,011	16,500	16,500	18,000
Rep & Maint - Buildings	61-5-820-6010	46,681	103,000	103,000	100,000
Rep & Maint - Equipment	61-5-820-6020	87,630	0	0	0
Rep & Maint - Vehicles	61-5-820-6030	21,955	23,000	23,000	25,000
Rep & Maint - Contractual	61-5-820-6040	4,756	0	0	0
Other Professional Services	61-5-820-6190	58,304	73,500	73,500	73,500
Telephone	61-5-820-6200	10,336	13,500	13,500	11,000
Postage	61-5-820-6210	15,314	15,000	15,000	16,500
Utilities	61-5-820-6300	227,659	248,000	248,000	230,000
Office Equip Rental / Maint	61-5-820-6410	2,576	6,800	6,800	6,000
Liability Insurance	61-5-820-6800	122,323	144,110	144,110	158,521
Lab Expense	61-5-820-6812	33,099	56,000	56,000	50,000
Sludge Disposal	61-5-820-6814	7,531	9,700	9,700	10,000
Office Supplies	61-5-820-7020	12,646	8,700	8,700	8,000
Gas & Oil	61-5-820-7030	15,402	40,000	40,000	35,000
Operating Supplies	61-5-820-7040	20,296	12,000	12,000	15,000
Chemicals	61-5-820-7050	26,958	108,000	108,000	75,000
Meters	61-5-820-7060	3,951	25,000	25,000	20,000
Bad Debt Expense	61-5-820-7850	2,873	4,000	4,000	4,000
Miscellaneous Expense	61-5-820-7900	4,125	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
		2,187,759	2,415,161	2,415,161	2,396,216
Collection System Expenses					
Salaries - Regular - FT	61-5-830-5010	274,308	281,331	281,331	287,187
Overtime	61-5-830-5040	22,572	30,000	30,000	30,000
FICA	61-5-820-5079	17,820	23,817	23,817	24,265
IMRF	61-5-820-5120	43,222	46,139	46,139	42,482
Group Health Ins	61-5-820-5130	91,181	98,705	98,705	108,409
Uniform Allowance	61-5-830-5140	4,681	6,600	6,600	6,600
Rep & Maint - Infrastructure	61-5-830-6000	23,834	32,000	32,000	40,000
Rep & Maint - Equipment	61-5-830-6020	11,358	8,000	8,000	12,000
Rep & Maint - Vehicles	61-5-830-6030	10,916	13,000	13,000	20,000
Office Equip Rent/Maint	61-5-830-6410	31,710	30,300	30,300	30,300
Gas & Oil	61-5-830-7030	8,392	12,500	12,500	10,000

Line Item	Account #	Actual FY 16	FY 17 Budget	REVISED Budget FY 17	FY 18 Budget Request
Operating Supplies	61-5-830-7040	14,312	18,500	18,500	20,000
Misc. Expense	61-5-830-7900	1,061	2,900	2,900	2,750
Equipment	61-5-830-8200	0	0	0	0
Depreciation Set Aside		439,763	452,956	452,956	467,000
Bond Pmt Set Aside		245,500	332,395	332,395	338,350
Total Sewer Department Expenses		3,428,391	3,804,304	3,804,304	3,835,559
Net Sewer Department		225,779	70,883	70,883	51,290
Change in Accounts Receivable		3,234	0	0	0
Ending Cash & Investments		1,284,737	855,620	855,620	406,910
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Bond Reserves (necessary per bond ordinances)					
Beginning Cash & Investments		585,160	586,815	586,815	586,815
Interest Income		1,655	0	0	0
Ending Cash & Investments		586,815	586,815	586,815	586,815
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Connection Fees / Deposits on Agreement Accounting					
Beginning Cash & Investments		4,005,992	3,719,982	3,719,982	3,807,782
Sources					
Interest Income		14,737	20,000	20,000	20,000
Connection Fees	61-4-810-4510	9,935	24,000	24,000	24,000
Deposits on Agreement	61-4-810-4520	5,247	5,000	5,000	5,000
Connection Fees	61-4-820-4510	18,558	28,800	28,800	28,800
Deposits on Agreement	61-4-820-4520	432	10,000	10,000	10,000
Connection Fee Set-Aside		500,000	0	0	0
TOTAL Sources		548,909	87,800	87,800	87,800
Uses					
Construction in Progress - Water		493,889	0	0	0
Construction in Progress - Sewer		0	0	0	0
Building	61-1730	341,030	0	0	0
Equip & Vehicles - 1750	61-1750	0	0	0	0
Building		0	0	0	0
Loan to Depreciation Fund		0	0	0	2,100,000
TOTAL Uses		834,919	0	0	2,100,000
Ending Cash & Investments		3,719,982	3,807,782	3,807,782	1,795,582

Line Item	Account #	Actual FY 16	FY 17 Budget	REVISED Budget FY 17	FY 18 Budget Request
Depreciation Funding					
Beginning Cash & Investments		2,777,210	3,042,622	3,042,622	2,686,181
Sources					
Interest Income		11,912	15,000	15,000	15,000
Loan Funds & Grant Funds		0	0	0	0
Misc.		0	0	0	0
Depreciation set aside - Water (for Plant)		82,326	84,796	84,796	314,772
Depreciation set aside - Water (for System)		214,377	220,808	220,808	0
Depreciation set aside - Sewer (for System)		145,680	150,050	150,050	966,544
Depreciation set aside - Sewer (for Repl)		794,083	802,905	802,905	0
Loan From Connection Fees		0	0	0	2,100,000
TOTAL Sources		1,248,378	1,273,559	1,273,559	3,396,316
Uses					
Construction in Progress - Water		191,172	100,000	100,000	415,000
Construction in Progress - Sewer		72,235	1,200,000	1,200,000	2,150,000
Equipment & Vehicles		696,093	330,000	330,000	379,000
Buildings		23,466	0	0	0
TOTAL Uses		982,966	1,630,000	1,630,000	2,944,000
Ending Cash & Investments		3,042,622	2,686,181	2,686,181	3,138,497
=====					
Bond Payments Accounting					
Beginning Cash & Investments		240,873	200,263	200,263	121,842
Sources					
Interest Income		2,007	2,500	2,500	2,500
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		365,500	473,595	473,595	551,700
TOTAL Sources		367,507	476,095	476,096	554,200
Uses					
Debt Serv - Principal	61-5-110-8910	349,505	501,068	501,068	502,335
Debt Serv - Interest	61-5-110-8920	58,612	52,924	52,924	44,257
Fiscal Charges	61-5-110-8930	0	525	525	0
Bond Issuance Cost	61-5-110-9031	0	0	0	0
TOTAL Uses		408,117	554,517	554,517	546,592
Ending Cash & Investments		200,263	121,841	121,842	129,450
Gross Revenues (excludes set asides)		6,561,134	6,368,860	6,368,861	6,452,053
Gross Expenditures (excludes set asides)		6,780,887	7,127,308	7,127,308	7,950,727
NET CASH FLOW		(219,753)	(758,448)	(758,447)	(1,498,674)
Change in Accounts Receivable		(149,739)	0	0	0
Ending Cash & Investments - Fund		9,607,189	8,848,741	8,848,742	7,350,067

Line Item	Account #	Actual FY 16	FY 17 Budget	REVISED Budget FY 17	FY 18 Budget Request
Motor Fuel Tax Fund #10					
Cash Balance - beginning		831,001	842,557	842,557	834,712
Revenues					
State Allotment	10-4-310-4140	655,715	647,500	647,500	647,500
IL Jobs Now		0	0	0	0
Interest on Investments	10-4-310-4600	836	656	656	656
Misc Revenues	10-4-310-4900	29,294	29,000	29,000	154,000
Total Revenues		685,844	677,156	677,156	802,156
Expenditures					
Street Maintenance	10-5-310-6000	167,953	220,000	220,000	220,000
Contracted Work	10-5-310-6000	506,335	465,000	465,000	1,275,000
Miscellaneous Expenditures	10-5-310-7900	0	0	0	0
Total Expenditures		674,288	685,000	685,000	1,495,000
Cash Balance - ending		842,557	834,712	834,712	141,868

Kishwaukee TIF Fund #13					
Cash Balance - beginning		242,610	244,832	244,832	246,832
Revenues					
Property Taxes	13-4-110-4010	21,712	22,000	22,000	22,000
Interest Income	13-4-110-4600	0	0	0	0
Misc Revenue	13-4-110-4900	0	0	0	0
Total Revenues		21,712	22,000	22,000	22,000
Expenditures					
Tax Increment Dist - Int	13-5-110-8920	7,185	7,208	7,208	6,519
Tax Increment Dist - Prin	13-5-110-8930	12,300	12,792	12,792	13,304
Other Contractual Services	13-5-110-6890	0	0	0	0
Miscellaneous Expense	13-5-110-7900	5	0	0	0
Total Expenditures		19,490	20,000	20,000	19,823
Cash Balance - ending		244,832	246,832	246,832	249,009

Line Item	Account #	Actual FY 16	FY 17 Budget	REVISED Budget FY 17	FY 18 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		28,085	2,475	2,475	4,961
Revenues					
Property Tax	16-4-110-4010	0	20,986	20,986	13,000
Interest Income	16-4-110-4600	0	0	0	0
Total Revenues		0	20,986	20,986	13,000
Expenditures					
Maintenance Expense	16-5-110-6090	19,021	18,000	18,000	12,000
Misc Expense	16-5-110-7900	0	500	500	500
Total Expenditures		19,021	18,500	18,500	12,500
Cash Balance - ending		9,064	4,961	4,961	5,461

* 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		0	6,589	6,589	2,842
Revenues					
Property Tax	16-4-110-4010	0	8,753	8,753	5,000
Interest Income	16-4-110-4600	0	0	0	0
Total Revenues		0	8,753	8,753	5,000
Expenditures					
Maintenance Expense	16-5-110-6090	0	12,000	12,000	4,000
Misc Expense	16-5-110-7900	0	500	500	500
Total Expenditures		0	12,500	12,500	4,500
Cash Balance - ending		0	2,842	2,842	3,342

Line Item	Account #	Actual FY 16	FY 17 Budget	REVISED Budget FY 17	FY 18 Budget Request
Library Operations Fund #18					
Cash Balance - beginning		504,189	509,484	509,484	509,484
Revenues					
Property Tax	18-4-510-4010	672,090	676,354	676,354	686,566
Replacement Taxes	18-4-510-4120	39,059	25,000	25,000	25,000
Grants	18-4-510-4151	1,500	26,000	26,000	26,000
Non-Resident	18-4-510-4475	17,758	21,000	21,000	21,000
Fines	18-4-510-4477	13,376	16,000	16,000	16,000
Other	18-4-510-4900	23,924	68,646	68,646	68,434
Gift	18-4-510-4950	17,346	20,000	20,000	20,000
Meeting Room	18-4-510-4960	1,475	2,000	2,000	2,000
Total Revenues		786,529	855,000	855,000	865,000
Expenditures					
Librarian/Director	18-5-510-5010	52,219	53,580	53,580	54,651
Salaries	18-5-510-5020	315,769	331,190	331,190	337,813
FICA	18-5-510-5110	27,136	31,854	31,854	32,491
IMRF	18-5-510-5120	47,214	51,000	51,000	52,000
Employee Health Insurance	18-5-510-5130	42,188	68,000	68,000	68,000
Training	18-5-510-5152	1,419	2,500	2,500	2,500
Ads	18-5-510-5156	2,818	3,000	3,000	3,000
Building Maint and Supplies	18-5-510-6010	29,306	44,000	44,000	44,749
Computer Equip/Upgrades	18-5-510-6230	36,441	36,000	36,000	36,000
Online	18-5-510-6235	39,630	39,000	39,000	39,000
Utilities	18-5-510-6300	3,843	5,000	5,000	5,000
Machine Rental	18-5-510-6410	5,223	5,950	5,950	5,950
Liability Insurance	18-5-510-6800	20,461	21,000	21,000	21,420
Library Supplies	18-5-510-7020	13,820	23,000	23,000	23,000
Janitorial Services	18-5-510-7040	18,630	18,000	18,000	18,000
Books	18-5-510-7310	73,823	80,426	80,426	80,426
Periodicals	18-5-510-7320	8,245	10,500	10,500	10,000
A-V	18-5-510-7330	18,377	17,000	17,000	17,000
Programming	18-5-510-7340	10,442	6,000	6,000	6,000
Misc.	18-5-510-7900	14,232	8,000	8,000	8,000
Total Expenditures		781,234	855,000	855,000	865,000
Audit Adjustments					
Cash balance - ending		509,484	509,484	509,484	509,484

CAPITAL PROJECTS FUND #41

Public Benefit Account					
Cash Balance - beginning		724,469	1,007,427	1,007,427	(42,573)
Revenues					
Property Tax	41-4-110-4010	40,074	40,000	40,000	40,000
Expense Reimbursement	41-4-110-4940	3,840	0	0	0
Interest Income	41-4-110-4600	104	0	0	0
Transfer-In	41-4-110-9998	450,000	450,000	450,000	0
Total Revenues		494,018	490,000	490,000	40,000
Expenditures					
Miscellaneous Expenditures	41-5-110-7900	48,646	40,000	40,000	60,000
Infrastructure	41-5-110-8020	162,414	1,500,000	1,500,000	0
Operating Transfer Out	41-5-110-9999	0	0	0	0
Total Expenditures		211,060	1,540,000	1,540,000	60,000
Cash Balance - ending		1,007,427	(42,573)	(42,573)	(62,573)

Line Item	Account #	Actual FY 16	FY 17 Budget	REVISED Budget FY 17	FY 18 Budget Request
Capital Assets Account					
Cash Balance - beginning		95,625	203,147	203,147	194,047
Grants	41-4-752-4150	0	0	0	0
Interest Income	41-4-752-4600	746	500	500	500
Miscellaneous Revenues	41-4-752-4900	9,600	0	0	0
Bank Loan Proceeds	41-4-752-4952	0	0	0	0
Operating Transfers In	41-4-752-9998	697,252	537,021	537,021	414,828
Capital Asset Revenues		707,598	537,521	537,521	415,328
Misc. Expense	41-5-752-7900	259	0	0	0
Building and Improvements	41-5-752-8100	253,363	0	0	90,000
Equipment	41-5-752-8200	53,960	46,000	46,000	141,000
Vehicles	41-5-752-8300	233,677	442,500	442,500	183,828
Furniture & Fixtures	41-5-752-8400	0	0	0	0
Bond / Loan Prin Payments	41-5-752-8910	50,000	58,121	58,121	57,396
Bond / Loan Int Payments	41-5-752-8920	8,817	0	0	0
Capital Asset Expenditures		600,076	546,621	546,621	472,224
Cash Balance - ending		203,147	194,047	194,047	137,151

Escrow Fund # 91					
Cash Balance - beginning		1,067,448	1,083,292	1,083,292	1,094,792
Other Fees	91-4-110-4490	0	0	0	0
Interest Income	91-4-110-4600	1,785	1,500	1,500	1,600
Miscellaneous Revenues	91-4-110-4900	0	0	0	0
Escrow/Land Cash Fees	91-4-110-4971	54,260	50,000	50,000	50,000
Total Revenues		56,045	51,500	51,500	51,600
Disbursement of Collected Fees		40,201	40,000	40,000	40,000
Total Expenditures		40,201	40,000	40,000	40,000
Cash Balance - ending		1,083,292	1,094,792	1,094,792	1,106,392

Police Pension Fund					
Cash Balance - beginning		18,609,897	18,644,790	18,644,790	19,272,456
Revenues					
Property Tax		1,015,437	1,024,856	1,024,856	1,085,667
Replacement Tax		64,171	66,096	66,096	64,921
Interest Inc/Mkt Fluctuation		(154,998)	415,900	415,900	328,664
Contributions		291,901	298,157	298,157	301,662
Total Revenues		1,216,511	1,805,009	1,805,009	1,780,914
Expenditures					
Benefit Payments		1,148,335	1,138,128	1,138,128	1,371,612
Contribution Refunds		2,872	2,500	2,500	2,500
Other Expenditures		30,410	36,715	36,715	50,000
Total Expenditures		1,181,617	1,177,343	1,177,343	1,424,112
Cash Balance - ending		18,644,790	19,272,456	19,272,456	19,629,258

Line Item	Account #	Actual FY 16	FY 17 Budget	REVISED Budget FY 17	FY 18 Budget Request
Fire Pension Fund					
Cash Balance - beginning		14,101,696	13,542,592	13,542,592	13,647,515
<u>Revenues</u>					
Property Tax		719,276	796,892	796,892	968,767
Replacement Tax		64,171	66,096	66,096	64,921
Interest Inc/Market Fluctuation		(260,386)	296,350	296,350	319,210
Contributions		175,173	185,375	185,375	187,974
Total Revenues		698,234	1,344,713	1,344,713	1,540,872
<u>Expenditures</u>					
Benefit Payments		1,210,935	1,200,465	1,200,465	1,306,929
Refund of Contributions		10,082	2,500	2,500	2,500
Other Expenditures		36,321	36,825	36,825	50,000
Total Expenditures		1,257,339	1,239,790	1,239,790	1,359,429
Cash Balance - ending		13,542,592	13,647,515	13,647,515	13,828,958

EXHIBIT B

Non-Union Salary Schedule FY18

Except as noted the following reflect 2% increases.

		FY 17	FY 18
Director PW	Anderson, Brent	\$ 97,854	\$ 99,811.08
Street/Water/Sewer Supt	Anderson, Danny	\$ 76,257	\$ 77,782.14
Budget & Finance Officer	Tobin	\$ 73,489	\$ 74,958.78
Police Chief *****	Noble	\$ 103,725	\$ 105,799.50
Dep Chief *****	Woody	\$ 97,854	\$ 99,811.08
Dep Chief *****	Martin	\$ 97,854	\$ 99,811.08
Police Admin	Daniels	\$ 49,474	\$ 50,463.48
Fire Chief	Hyser	\$ 97,854	\$ 99,811.08
Dep CityClerk	Embry	\$ 49,530	\$ 50,520.60
Assistant Clerk	Turnipseed	\$ 35,258	\$ 35,963.16
Transcriptionist*/ Admin Assistant	Taromina	\$ 28,318	\$ 31,384.36
Det Admin Asst	Mitchell M	\$ 33,882	\$ 34,559.64
City Atty	Drella	\$ 106,914	\$ 109,052.28
Chief Building Insp.	Morelock	\$ 69,005	\$ 70,385.10
Zoning and Code Enforcement	Whetsel	\$ 41,737	\$ 42,571.74
Building / Planning Reception	Crawford	\$ 27,850	\$ 28,407.00
Com/Ind Plans Examiner (part-time)	Alms	\$ 23,066	\$ 23,066.00
Fire Admin Assistant	Gilman	\$ 27,304	\$ 27,850.08
Community Development Planner	DelRose	\$ 50,000	\$ 51,000.00

* Includes 2% raise plus an additional \$2,500 (Brings hourly wage from \$13.62 per hour to \$15.09 per hour)- 10.5%

***** The Police Chief's salary shall be 6% over that of the Deputy Chiefs.

The Deputy Chief's Salary shall be 6% over the sergeants pay including maximum longevity.

ORDINANCE #339H

**AN ORDINANCE GRANTING A ZONING DISTRICT CHANGE
FROM SR-6, SINGLE-FAMILY RESIDENTIAL-6 DISTRICT
TO I, INSTITUTIONAL DISTRICT
(212 and 216 Kishwaukee Street, 215 W. Lincoln Avenue
and 220 W. Hurlbut Avenue)**

WHEREAS, a written application has been made by Stephen and Diann Anderson (applicants and owners) to obtain a zoning district change from SR-6, Single-family Residential-6 District to I, Institutional District pursuant to applicable provisions of the Zoning Ordinance (Chapter 150 of the Belvidere Municipal Code) of the City of Belvidere, Illinois; and,

WHEREAS, the application for a zoning district change was published in a newspaper of general circulation that is distributed within the City of Belvidere in accordance to Illinois State Statutes; and,

WHEREAS, after due notice the Planning and Zoning Commission held a public hearing on March 14, 2017 to consider the zoning map amendment and has transmitted its findings of fact and recommendation on the matter to the City Council; and,

WHEREAS, the City Council has considered the Planning and Zoning Commission's findings of fact and recommendation.

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

Section 1. The zoning for the following property legally described as:

The Northerly one-half of Lots One and Two in Block Two on Mechanics Street, in F.W. Crosbys (first) Addition to Belvidere, as platted and recorded in the Recorder's Office of Boone County, Illinois, excepting therefrom, however, a piece of land 10 feet in width off the South side of said North one-half of said lots and extending across said land the whole length thereof; ALSO, hereby conveying a piece of land 10 feet in width off from the South side of Lot 11 in said Block 2 in Frederick W. Crosby's Second Addition to Belvidere, the Westerly line of said strip being the Westerly line of said Lot 2 extended and the Easterly line of said strip being Easterly line of said Lot 1, extended, situated in Boone County, State of Illinois. (PIN: 05-26-428-006)

The Southerly Twenty (20) feet of Lots Nine (9) and Ten (10) excepting therefrom the Westerly Thirty-nine and one-half (39 ½) feet of the Southerly Twenty (20) feet of said Lot Nine (9) in Block Two (2), (between Kishwaukee Street and Ogden Street, said Ogden Street being formerly known as Pearl Street), in Frederick W. Crosby's Second Addition to Belvidere, as platted and recorded in the Recorder's Office of Boone County, Illinois; said tract having a frontage of Twenty (20) feet on Kishwaukee Street and extending back at right angles to Kishwaukee Street a uniform width of Twenty (20) feet, Westwardly, a distance of Ninety-five (95) and three-tenths (95.3) feet. ALSO, all of Lot Eleven

(11) (fronting on Kishwaukee Street) in Block Two (2) (on East Street) of Frederick W. Crosby's Second Addition to Belvidere, as platted and recorded in the Recorder's Office of Boone County, Illinois, excepting the Westerly Three (3) rods and Sixteen (16) links thereof conveyed by Henry Green to Thomas Goodwin by deed recorded in Book G of Deeds at Page 342, and also excepting from said tract a piece of land Ten (10) feet in width extending along the Southerly side thereof, said last exception being the Southerly Ten feet of said lot or tract. Said lot fronts on Kishwaukee Street and said Block is usually called, "Block Two on East Street." All situated in the City of Belvidere, Boone County, Illinois. (PIN: 05-26-428-021)

Commencing at a point 53.9 feet from the Southeasterly corner of West Hurlbut Avenue and Ogden Street in the City of Belvidere; thence Southerly and parallel with said Ogden Street 115 1/2 feet; thence at right angles Easterly 50 feet; thence at right angles Northerly 115 1/2 feet; thence at right angles Westerly along the line of West Hurlbut Avenue, 50 feet to the place of beginning; being a lot 50 feet in width and 7 rods in depth facing on West Hurlbut Avenue and being a part of Lot marked "6 and 7 Marvin" in Block Two (2) on East Street in Frederick W. Crosby's Second Addition to Belvidere; situated in the County of Boone and State of Illinois.

ALSO commencing at the Southeast corner of West Hurlbut Avenue and Ogden Street; thence in a Southerly direction along the East line of said Ogden Street, 179.85 feet; thence in an Easterly direction and parallel with said Hurlbut Avenue, 53.9 feet for a place of beginning; thence continuing in an Easterly direction and parallel with said Hurlbut Avenue along the same course a distance of 50 feet to a point; thence in a Northerly direction parallel to said Ogden Street, 64.35 feet; thence in a Westerly direction parallel to said Hurlbut Avenue, 50 feet to a point; thence in a Southerly direction and parallel with said Ogden Street, 64.35 feet to the place of beginning, the above described premises being a part of Lots Six (6) and Seven (7) in Block Two (2) of Frederick W. Crosby's Second Addition to the City of Belvidere; situated in the County of Boone and State of Illinois. (PIN: 05-26-428-017)

Commencing at a point in the Southerly line of Lot Four (4) in Block Two (2) of Frederick W. Crosby's First Addition to Belvidere on Lincoln Avenue (formerly Mechanic Street), Six (6) rods Easterly from the Southwesterly corner of said Block Two (2); running thence Northerly parallel with Ogden Street (formerly Pearl Street) One Hundred Fifty (150) feet more or less to the Northerly line of said Lot Four (4); thence Easterly on the Northerly line of Lots Four (4) and Three (3) in said Block Two (2), Five (5) rods, more or less to the Northeasterly corner of Lot Three (3) in said Block; thence Southerly along the Easterly line of said Lot Three (3) to the Northerly line of Lincoln Ave; thence Westerly on said Northerly line of Lincoln Avenue to the place of beginning. EXCEPT a strip of land of Twenty-five (25) feet of even width along the Northerly boundary of the above described premises. Situated in the County of Boone and the State of Illinois. (PIN: 05-26-428-015)

is changed and amended from SR-6, Single-family Residential-6 District to I, Institutional District; the Belvidere Official Zoning Map shall be modified to reflect this zoning amendment.

A location map identifying the subject property is herein attached and made a part of this Ordinance (attachment A).

Section 2. This Ordinance shall be in full force and effect from and after its passage, approval and publication in the pamphlet form as provided by law.

PASSED by the City Council of the City of Belvidere this _____ day of _____ 2017.

APPROVED by the Mayor of the City of Belvidere this _____ day of _____ 2017.

Mike Chamberlain, Mayor

ATTEST:

Shauna Arco, City Clerk

Ayes: _____

Nays: _____

Absent: _____

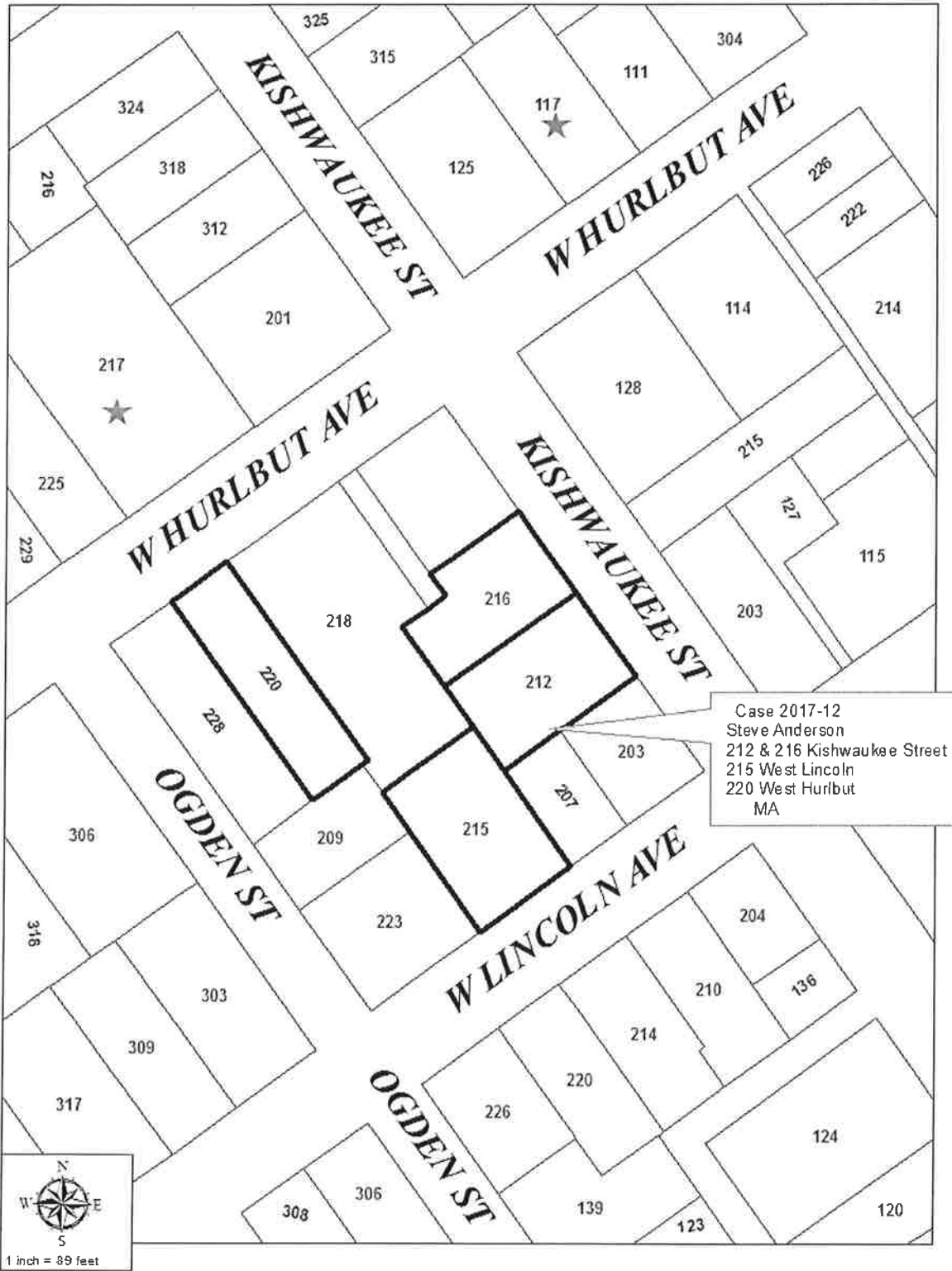
City Council Members Voting Aye:

City Council Members Voting Nay:

Date Published:

Sponsor: _____

ATTACHMENT A



MEMO

DATE: March 15, 2017
TO: Mayor and Members of the City Council
FROM: City of Belvidere Planning and Zoning Commission
SUBJECT: Recommendation for Case 2017-12; Anderson (MA)

REQUEST AND LOCATION:

The applicants and owners, Stephen and Diann Anderson, 800 Beech Bay Road, Poplar Grove, IL 61065, are requesting a zoning change at 212 and 216 Kishwaukee Street, 215 W. Lincoln Avenue and 220 W. Hurlbut Avenue from SR-6, Single-family Residential-6 District to I, Institutional District pursuant to the Belvidere Zoning Ordinance Section 150.903 Amendment to Official Zoning Map (PINs: 05-26-428-006, 05-26-428-021, 05-26-428-017, and 05-26-428-015). The property is .85 acres and consists of two residences and two vacant lots adjacent to Anderson Funeral and Cremation Services.

RECOMMENDATION:

The Planning and Zoning Commission recommended the approval of case number 2017-12, Anderson (MA), 212-216 Kishwaukee Street, 215 W. Lincoln Avenue and 220 W. Hurlbut Avenue; the motion passed with a (5-0) roll call vote.

Andrew Racz, Chairman
Belvidere Planning and Zoning Commission

MEMO

DATE: March 15, 2017
TO: Mayor and Members of the City Council
FROM: City of Belvidere Planning and Zoning Commission
SUBJECT: Findings of Fact for Case 2017-12; Anderson (MA)

REQUEST AND LOCATION:

The applicants and owners, Stephen and Diann Anderson, 800 Beech Bay Road, Poplar Grove, IL 61065, are requesting a zoning change at 212 and 216 Kishwaukee Street, 215 W. Lincoln Avenue and 220 W. Hurlbut Avenue from SR-6, Single-family Residential-6 District to I, Institutional District pursuant to the Belvidere Zoning Ordinance Section 150.903 Amendment to Official Zoning Map (PINs: 05-26-428-006, 05-26-428-021, 05-26-428-017, and 05-26-428-015). The property is .85 acres and consists of two residences and two vacant lots adjacent to Anderson Funeral and Cremation Services.

FINDINGS OF FACT:

Per Section 150.903 (D) of the City of Belvidere Zoning Ordinance, the criteria for granting an Amendment of the Official Zoning Map are as follows:

A. Existing uses and intensities of property within the general area of the property in question.

Findings:

Subject properties: Two single family residences and two vacant properties

Adjacent property

North and West: Single-family Residential

South and East: Single-family Residential and Multi-family Residential

The properties are located within the city block bounded by West Hurlbut Avenue, Lincoln Avenue, Kishwaukee Street and Ogden Street, two blocks west of North State Street. The downtown business district is nearby along with the Ida Public Library. Although the properties are located in the West Hurlbut Avenue Historic District that is comprised mostly of residential uses, the Ida Public Library is on the adjacent block and the funeral home has been a part of the neighborhood since 1937. Generally speaking, minor institutional uses are compatible with residential uses (prior to the enactment of an Institutional District enacted in 2006) most minor institutional uses were allowed in the residential districts. Although these four properties were not part of the funeral home's original footprint, utilizing them will allow the funeral home to continue to operate within the neighborhood.

B. The zoning classification of property within the general area of the property in question.

Findings:

Subject properties: SR-6, Single-family Residential-6 District

Adjacent property:**North, East and West:** Institutional and SR-6, Single-family Residential-6 District**South:** SR-6, Single-family Residential-6 District

Other than the location of the library's anticipated parking lot expansion, the immediately adjacent property is zoned residential. To the east, along State Street there is a mix of Institutional District and Central Business District zoned properties.

C. The suitability of the property in question for the uses permitted under the existing zoning classification.

Findings: The property is suitable for the current zoning classification in its current configuration; however, the funeral home has been a part of the neighborhood since 1937 and would most likely not be converted to a single family residence. The funeral home is outdated and too small for the community's current needs. Instead of demolishing the existing historic funeral home and rebuilding a very large building, the applicants are requesting to preserve the existing funeral home and build a second smaller building, more to scale with the surrounding residences.

D. The trend of development, if any, in the general area of the property in question, including changes (such as the presence of new roads or other infrastructure, additional development, annexation, or other zoning changes), if any, that may have taken place since the day the property in question was placed in its present zoning classification and that make the property more appropriate for a different zoning district.

Findings: Major changes that make the property more appropriate for different zoning districts have not occurred since the property was placed in its present zoning classification.

Other than the funeral home being rezoned in 2013 in order to be brought into compliance, no significant changes to the immediate area have occurred. The rezoning is being requested, not because the property is no longer appropriate for single family residential development, but because a long-established business in the neighborhood needs to expand.

E. Whether the proposed amendment is consistent with the plans and policies of the Comprehensive plan adopted by the City of Belvidere.

Findings:**Subject properties:** Single Family Residential**All Adjacent property:** Single-Family Residential

The proposed rezoning is not consistent with the plans and policies of the Comprehensive plan adopted by the city. The subject property is designated residential by the City of Belvidere's Comprehensive Plan, adopted November 10, 1999. The Single-Family Residential land use category encourages sewered, single-family residential development at densities up to five (5) dwelling units per acre. The Comprehensive Plan does not call-out future institutional uses unless a school or church had purchased property for future use.

The Comprehensive Plan depicts a minimal amount of zoning changes in Belvidere. The lack of changes in the Comprehensive Plan could be due to an abundance of land surrounding Belvidere that makes infill development less popular. The current Zoning Ordinances does not allow institutional uses outside of Institutional and Central Business zoning districts. The residential districts allowed funeral homes as a special use in 1999 when the Comprehensive Plan was adopted. A funeral home is no longer permitted in residential districts. An argument could be made that at the time the Plan was drafted and approved, Belvidere did not intend to prevent any funeral home from expanding or remaining in its current location. Institutional uses are usually zoned on a lot-by-lot basis.

F. Whether the proposed Official Zoning Map amendment furthers the purposes of the Zoning Ordinance and the applicable rules and regulations of the State of Illinois and the Federal Emergency Management Agency (FEMA).

Findings: The proposed Official Zoning Map amendment will further the purposes of this Chapter and the applicable rules and regulations of the State of Illinois and the Federal Emergency Management Agency (FEMA).

The applicant needs to meet the requirements of all codes and regulations.

G. Whether a mistake was made in mapping on the Official Zoning Map or if an area is developing in a manner and purpose different from that for which it is mapped.

Findings: This criterion does not apply to this case.

There was a motion to adopt the Findings of Fact as presented by the planning staff for case 2016-13, Thomas, 1210 W. Locust Street; the motion carried with a (5-0) roll call vote.

Andrew Racz, Chairman
Belvidere Planning and Zoning Commission

CITY OF BELVIDERE

Community Development



BUILDING DEPARTMENT

PLANNING DEPARTMENT

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

March 8, 2017

ADVISORY REPORT

CASE NO: 2017-12 **APPLICANT:** Anderson, West Hurlbut Avenue and Kishwaukee Street

REQUEST AND LOCATION:

The applicants and owners, Stephen and Diann Anderson, 800 Beech Bay Road, Poplar Grove, IL 61065, are requesting a zoning change at 212 and 216 Kishwaukee Street, 215 W. Lincoln Avenue and 220 W. Hurlbut Avenue from SR-6, Single-family Residential-6 District to I, Institutional District pursuant to the Belvidere Zoning Ordinance Section 150.903 Amendment to Official Zoning Map (PINs: 05-26-428-006, 05-26-428-021, 05-26-428-017, and 05-26-428-015). See the attached location map. The property is .85 acres and consists of two residences and two vacant lots adjacent to Anderson Funeral and Cremation Services. See the attached aerial photo.

BACKGROUND:

Anderson Funeral and Cremation Services (formerly Buck-Wheeler-Hyland Funeral Home) has been operating within the historic West Hurlbut Avenue neighborhood since 1937. The current Zoning Ordinance adopted on March 6, 2006 allows funeral homes in the Institutional District but not the residential districts. The Belvidere Zoning Ordinance from 1956 to 2005 did not have an Institutional District; instead, funeral homes were permitted by right in the commercial districts until 1998 when they became permitted as a special use in the residential districts. Since the funeral home predates the City's inception of zoning, it was considered a legal non-conforming use until it was rezoned to Institutional on June 3, 2013.

In order for the funeral home to continue serving the community and provide new services, the applicants are requesting to rezone four adjacent parcels from single family residential to institutional. The rezoning will allow a much-needed expansion of the parking lot, provide a centralized preparation and cremation facility and employee work areas. The new building and parking lot permitted by the rezoning will also need a special use for a planned development due to requested deviations of the zoning ordinance. The applicants are petitioning for the special use concurrently with the rezoning.

Land uses permitted by right in the Institutional District are not-for-profit recreational facilities such as gyms, swimming pools, libraries and museums. Schools, colleges, churches, nonprofit clubs and other similar land uses are also permitted. All seven parcels create an approximately 1.5 acre parcel which is too small to house many of the permitted land uses in the Institutional

District. Parcels of this size are most likely to be developed by a funeral home, church, small library or museum. The Ida Public Library is a block away, the Boone County Historical Museum is located on South State Street and small churches are scattered through the city in predominantly residential neighborhoods. Institutional land uses are land uses that have traditionally been located in residential areas.

FINDINGS OF FACT:

Per Section 150.903 (D) of the City of Belvidere Zoning Ordinance, the criteria for granting an Amendment of the Official Zoning Map are as follows:

A. Existing uses and intensities of property within the general area of the property in question.

Findings:

Subject properties: Two single family residences and two vacant properties

Adjacent property

North and West: Single-family Residential

South and East: Single-family Residential and Multi-family Residential

The properties are located within the city block bounded by West Hurlbut Avenue, Lincoln Avenue, Kishwaukee Street and Ogden Street, two blocks west of North State Street. The downtown business district is nearby along with the Ida Public Library. Although the properties are located in the West Hurlbut Avenue Historic District that is comprised mostly of residential uses, the Ida Public Library is on the adjacent block and the funeral home has been a part of the neighborhood since 1937. Generally speaking, minor institutional uses are compatible with residential uses (prior to the enactment of an Institutional District enacted in 2006) most minor institutional uses were allowed in the residential districts. Although these four properties were not part of the funeral home's original footprint, utilizing them will allow the funeral home to continue to operate within the neighborhood.

B. The zoning classification of property within the general area of the property in question.

Findings:

Subject properties: SR-6, Single-family Residential-6 District

Adjacent property:

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

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

Other than the location of the library's anticipated parking lot expansion, the immediately adjacent property is zoned residential. To the east, along State Street there is a mix of Institutional District and Central Business District zoned properties.

C. The suitability of the property in question for the uses permitted under the existing zoning classification.

Findings: The property is suitable for the current zoning classification in its current configuration; however, the funeral home has been a part of the neighborhood since 1937 and would most likely not be converted to a single family residence. The funeral home is outdated and too small for the community's current needs. Instead of demolishing the existing historic funeral home and rebuilding a very large building, the applicants are

requesting to preserve the existing funeral home and build a second smaller building, more to scale with the surrounding residences.

- D. The trend of development, if any, in the general area of the property in question, including changes (such as the presence of new roads or other infrastructure, additional development, annexation, or other zoning changes), if any, that may have taken place since the day the property in question was placed in its present zoning classification and that make the property more appropriate for a different zoning district.**

Findings: Major changes that make the property more appropriate for different zoning districts have not occurred since the property was placed in its present zoning classification.

Other than the funeral home being rezoned in 2013 in order to be brought into compliance, no significant changes to the immediate area have occurred. The rezoning is being requested, not because the property is no longer appropriate for single family residential development, but because a long-established business in the neighborhood needs to expand.

- E. Whether the proposed amendment is consistent with the plans and policies of the Comprehensive plan adopted by the City of Belvidere.**

Findings:

Subject properties: Single Family Residential

All Adjacent property: Single-Family Residential

The proposed rezoning is not consistent with the plans and policies of the Comprehensive plan adopted by the city. The subject property is designated residential by the City of Belvidere's Comprehensive Plan, adopted November 10, 1999. The Single-Family Residential land use category encourages sewerred, single-family residential development at densities up to five (5) dwelling units per acre. The Comprehensive Plan does not call-out future institutional uses unless a school or church had purchased property for future use.

The Comprehensive Plan depicts a minimal amount of zoning changes in Belvidere. The lack of changes in the Comprehensive Plan could be due to an abundance of land surrounding Belvidere that makes infill development less popular. The current Zoning Ordinances does not allow institutional uses outside of Institutional and Central Business zoning districts. The residential districts allowed funeral homes as a special use in 1999 when the Comprehensive Plan was adopted. A funeral home is no longer permitted in residential districts. An argument could be made that at the time the Plan was drafted and approved, Belvidere did not intend to prevent any funeral home from expanding or remaining in its current location. Institutional uses are usually zoned on a lot-by-lot basis.

- F. Whether the proposed Official Zoning Map amendment furthers the purposes of the Zoning Ordinance and the applicable rules and regulations of the State of Illinois and the Federal Emergency Management Agency (FEMA).**

Findings: The proposed Official Zoning Map amendment will further the purposes of this Chapter and the applicable rules and regulations of the State of Illinois and the Federal Emergency Management Agency (FEMA).

The applicant needs to meet the requirements of all codes and regulations.

G. Whether a mistake was made in mapping on the Official Zoning Map or if an area is developing in a manner and purpose different from that for which it is mapped.

Findings: This criterion does not apply to this case.

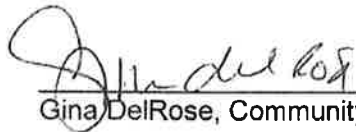
SUMMARY:

The planning staff believes that the proposed rezoning and use for the properties are not more intense than the other uses in the general area which includes the downtown area, Ida Public Library and the West Hurlbut Avenue Historic District. Development trends such as the anticipated expansion of the library and funeral home and the designation of the West Hurlbut Historic District have occurred over time. The Comprehensive Plan designates the subject property as Single-family Residential; however, the Comprehensive Plan did not indicate future institutional land uses in 1999. The rezoning of the parcels to Institutional would not be detrimental to the general vicinity.

RECOMMENDATION:

Planning staff recommends the approval of case number 2017-12 to rezone 220 West Hurlbut Avenue, 215 West Lincoln Avenue, 212 Kishwaukee Street and 216 Kishwaukee Street from Single-family Residential-6 to Institutional.

Submitted by:



Gina DelRose, Community Development Planner

PLANNING AND ZONING COMMISSION/CITY COUNCIL ACTION

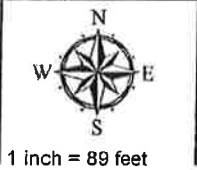
The Planning and Zoning Commission shall make and forward findings of fact as to the whether the proposed map amendment furthers the purposes of the Zoning Ordinances and make a recommendation to the City Council. The City Council shall review the findings and recommendation and may accept or reject the findings and recommendation of the Planning and Zoning Commission in whole or in part; or the City Council may refer the matter back to the Planning and Zoning Commission for further consideration. Any approval shall be considered the approval of a unique request and not be construed as precedent for any other proposed map amendment.

ATTACHMENTS

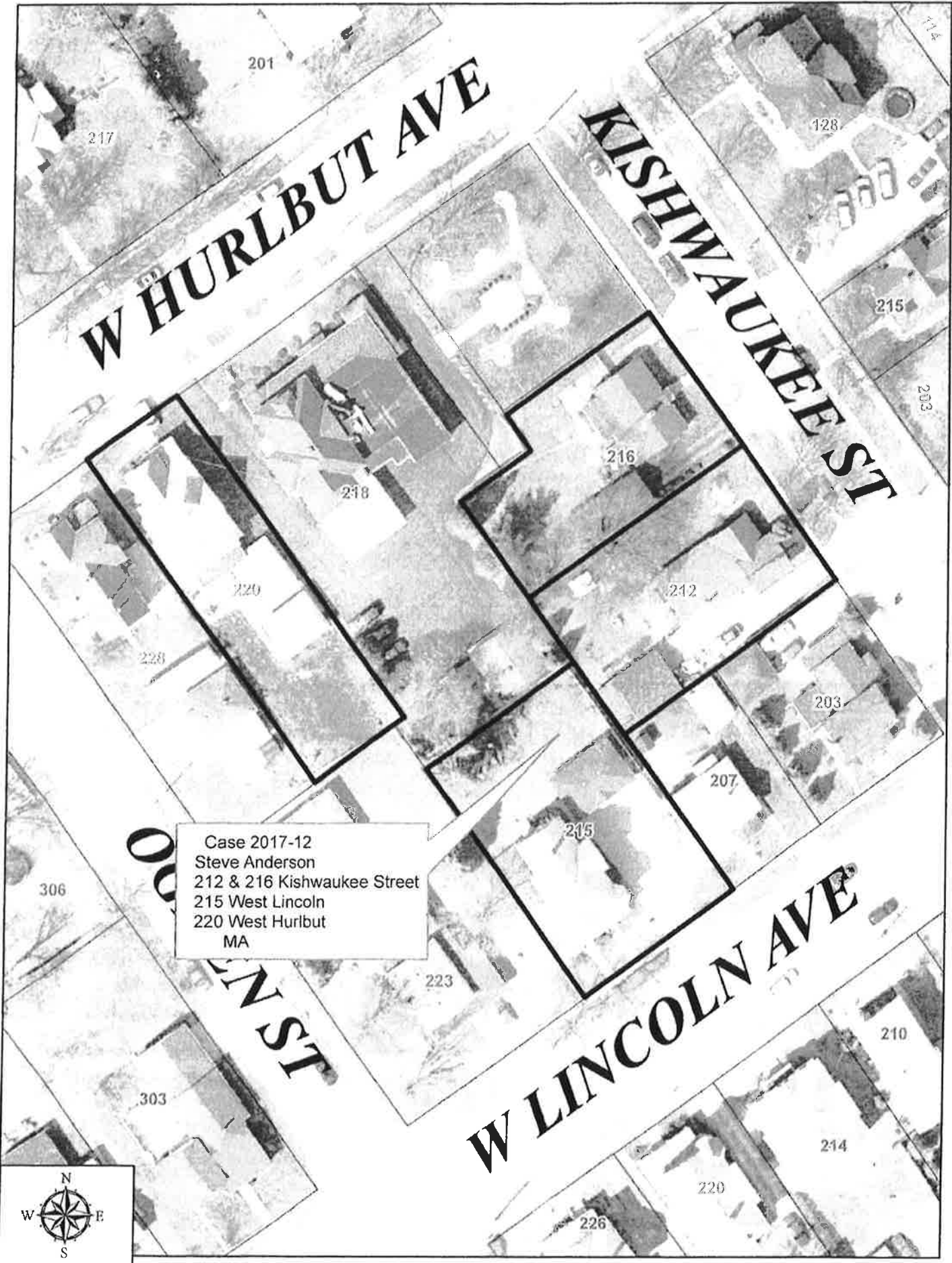
1. Location Map by the planning staff.
2. Aerial Photo by the planning staff.
3. Narrative submitted by the applicant.
4. Letter from the Boone County Soil and Water Conservation District, Jennifer Becker, dated January 19m, 2017.
5. Letter from the Boone County Health Department, Pat Dashney, dated February 27, 2017.



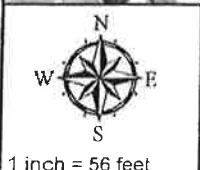
Case 2017-12
 Steve Anderson
 212 & 216 Kishwaukee Street
 215 West Lincoln
 220 West Hurlbut
 MA



1 inch = 89 feet



Case 2017-12
Steve Anderson
212 & 216 Kishwaukee Street
215 West Lincoln
220 West Hurlbut
MA



1 inch = 56 feet



ANDERSON
FUNERAL & CREMATION SERVICES

January 17, 2017

City of Belvidere
Community Development
401 Whitney Blvd.
Belvidere, IL 61008

Re: Zoning change

Dear City of Belvidere,

Myself, Stephen G. Anderson and my wife, Diann Anderson purchased the properties located at 212 and 214 Kishwaukee Street as well as 215 W. Lincoln Avenue through our holding company Proverbs 3:5-6. My funeral home business, Anderson Funeral and Cremation Services at 218 W. Hurlbut Avenue, Belvidere, IL owns the neighboring property of 220 W. Hurlbut Avenue, Belvidere, IL.

We are asking for a change in zoning from SR-6 to Institutional. We are requesting this zoning change to aid in augmenting our funeral home's ability to meet the changing needs of our community. The proper zoning for these parcels would be institutional. This will allow our business to expand parking for the community; provide a centralized preparation and cremation facility that will provide a state of the art facility for our continued service to the families of Belvidere and Boone County. In addition this will provide a safe environment for the employees of Anderson Funeral and Cremation Services as well as our continued effort to beautify our neighborhood and Belvidere, with appropriate landscaping, lighting and building design.

Since 1937, Anderson Funeral and Cremation Services, our predecessor firms, Buck-Wheeler-Hyland and before them Atkins-Johnson, have been proud to serve our community from this location. Each era faced new challenges and brought new changes that were met through augmentation and expansion of our "campus"; and today is no different.

We are excited about the future of our business in Belvidere. The new services that we can offer to you and those who call Belvidere and Boone County home. We hope you will embrace our excitement and join us in our venture as we ask for your assistance in making this change in zoning from SR-6 to Institutional.

Sincerely

Stephen G. Anderson



Boone County
Soil & Water
Conservation District

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

January 19, 2017

City of Belvidere Planning Department
401 Whitney Blvd.
Belvidere, IL 61008

SWCD NRI #1530

Dear Sir/Madam,

Stephen Anderson has submitted request for a Natural Resource Information Report for zoning change from SR-6 to Institutional at: 212 & 216 Kishwaukee Street, 215 W. Lincoln Avenue, and 220 W. Hurlbut Avenue in Belvidere, Illinois. We will submit a written reply to your office as indicated below:

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

Sincerely,

A handwritten signature in cursive script that reads "Jennifer Becker".

Jennifer Becker
Boone County Soil & Water
Conservation District



Boone County
DEPARTMENT OF
PUBLIC HEALTH

1204 Logan Avenue ♦ Belvidere, Illinois 61008

Main Office: 815-544-2951 ♦ Clinic: 815-544-9780
Fax: 815-544-2050 www.boonehealth.org

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

February 27, 2017

FAX: 815-547-0789

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

Re: Case; 2017-12; Anderson, 212-216 Kishwaukee Street, 215 W. Lincoln Avenue and 220 W. Hurlbut Avenue

Dear Gina,

We are in receipt of the map amendment request for the above referenced case.

Our office has no objections or comments on this request.

Thank you,

A handwritten signature in black ink, appearing to read "Pat Dashney". The signature is written in a cursive style and is positioned above the typed name.

Pat Dashney
Director of Departmental Operations
skm

ORDINANCE #340H

**AN ORDINANCE GRANTING A SPECIAL USE FOR
A PLANNED DEVELOPMENT WITHIN THE
I, INSTITUTIONAL DISTRICT
(For Anderson Funeral Home and Cremation Services
218 W. Hurlbut and adjacent properties)**

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 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, to the use and to the 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 applicants and owners, Stephen and Diann Anderson, 800 Beech Bay Poplar Grove, IL 61065 have petitioned the City for a special use for a planned development to construct an administration and preparation building; 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 14, 2017 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 for a planned development allowing reduced setbacks, reduced throat lengths and a reduced landscape surface ratio in the I, Institutional District for an administration and preparation building for Anderson Funeral Home and Cremation Services on the property shown in Attachment A and legally described as:

The Southerly Twenty (20) feet of Lots Nine (9) and Ten (10) excepting therefrom the Westerly Thirty-nine and one-half (39 ½) feet of the Southerly Twenty (20) feet of said Lot Nine (9) in Block Two (2), (between Kishwaukee Street and Ogden Street, said Ogden Street being formerly known as Pearl Street), in Frederick W. Crosby's Second Addition to Belvidere, as platted and recorded in the Recorder's Office of Boone

County, Illinois; said tract having a frontage of Twenty (20) feet on Kishwaukee Street and extending back at right angles to Kishwaukee Street a uniform width of Twenty (20) feet, Westwardly, a distance of Ninety-five (95) and three-tenths (95.3) feet. ALSO, all of Lot Eleven (11) (fronting on Kishwaukee Street) in Block Two (2) (on East Street) of Frederick W. Crosby's Second Addition to Belvidere, as platted and recorded in the Recorder's Office of Boone County, Illinois, excepting the Westerly Three (3) rods and Sixteen (16) links thereof conveyed by Henry Green to Thomas Goodwin by deed recorded in Book G of Deeds at Page 342, and also excepting from said tract a piece of land Ten (10) feet in width extending along the Southerly side thereof, said last exception being the Southerly Ten feet of said lot or tract. Said lot fronts on Kishwaukee Street and said Block is usually called, "Block Two on East Street." All situated in the City of Belvidere, Boone County, Illinois. (PIN: 05-26-428-021)

Parcel I: Commencing at the Northeasterly corner of Lot Eight (8) in Block Two (2) in Frederick W. Crosby's Second Addition to Belvidere, on the Southerly line of Hurlbut Avenue (formerly East Street) and running thence Southeasterly on the Easterly line of said Lot Eight (8), 10.9 rods to the Southerly line of said Block Two (2); thence at right angles Southwesterly along the Southerly line of said Block Two (2), 75.90 feet to a point; thence Northwesterly parallel with the Westerly line of said Block Two (2), 64.35 feet to a point; thence at right angles Southwesterly, parallel with the Southerly line of Hurlbut Avenue .66 feet; thence at right angles Northwesterly parallel with the Westerly line of said Block Two (2), 115.50 feet to the Southerly line of Hurlbut Avenue; thence Northeasterly along the Southerly line of Hurlbut Avenue 76.56 feet to the place of beginning, EXCEPTING THEREFROM the Westerly 0.66 feet of the above described property.

ALSO, the Westerly 23 ½ feet of Lot Nine (9) in Block Two (2) of Frederick W. Crosby's said Second Addition to Belvidere, being a piece of land 23 ½ wide and 115 ½ deep.

ALSO, a strip of land of twenty-five (25) feet of even width along the Northerly boundary of the following described premises: Commencing at a point in the Southerly line of Lot Four (4) in Block Two (2) of Frederick W. Crosby's First Addition to Belvidere on Lincoln Avenue (formerly Mechanic Street), Six (6) rods Easterly from the Southwesterly corner of said Block Two (2); running thence Northerly parallel with Ogden Street (formerly Pearl Street) One Hundred Fifty (150) feet more or less to the Northerly line of said Lot Four (4); thence Easterly on the Northerly line of Lots Four (4) and Three (3) in said Block Two (2), Five (5) rods more or less to the Northeasterly corner of Lot Three (3) in said Block; thence Southerly along the Easterly line of said Lot Three (3) to the Northerly line of Lincoln Avenue; thence Westerly on said Northerly line of Lincoln Avenue to the place of beginning; situated in the County of Boone and the

State of Illinois.

Parcel II: Lots Nine (9) and Ten (10) in Block Two (2) (between Kishwaukee Street and Ogden Street, said Ogden Street being formerly known as Pearl Street) in Frederick W. Crosby's Second Addition to Belvidere; EXCEPTING THEREFROM the Westerly 23 ½ feet of said Lot Nine (9); and also EXCEPTING THEREFROM beginning at the Southeasterly corner of said Lot 10 in Block 2 in Frederick W. Crosby's Second Addition to Belvidere; thence Westerly along the Southerly line of Lots 10 and 9 in said Block 2 to a point 23 1/2 feet Easterly from the Southwesterly corner of said Lot 9; thence Northerly parallel with the Westerly line of said Lot 9, 20 feet; thence Easterly parallel with the Southerly line of Lots 9 and 10 to a point in the Easterly line of said Lot 10; thence Southerly along last said Easterly Lot line 20 feet to the place of beginning, situated in the County of Boone and the State of Illinois.

ALSO, part of Lot Nine (9) in Block Two (2) as designated upon the plat of Frederick W. Crosby's Second Addition to Belvidere, being a Subdivision of part of the Southeast Quarter (1/4) of Section Twenty-six (26), Township Forty-four (44) North, Range Three (3) East of the Third (3rd) Principal Meridian, the plat of which Subdivision is recorded in Book C of Deeds on page 153 in the Recorder's Office of Boone County, Illinois, bounded and described as follows, to-wit: Commencing at the most Southerly corner of said Lot; thence North 54 degrees 00 minutes 02 seconds East, along the Southeasterly line of said Lot, 23.50 feet to the Northeasterly line of the Southwesterly 23.50 feet of said Lot and the point of beginning for the following described tract; thence North 35 degrees 52 minutes 14 seconds West, along said Northeasterly line, 20.00 feet to its intersection with the Northwesterly line of the Southeasterly 20.0 feet of said Lot; thence North 54 degrees 00 minutes 02 seconds East, along said Northwesterly line, 16.00 feet; thence South 35 degrees 52 minutes 14 seconds East, parallel with the Northeasterly line of the Southwesterly 23.50 feet of said Lot, 20.00 feet to the Southeasterly line of said Lot; thence South 54 degrees 00 minutes 02 seconds West, along the Southeasterly line of said Lot, 16.00 feet to the point of beginning; situated in the County of Boone and the State of Illinois. (PINs: 05-26-428-016; 05-26-428-019; and 05-26-428-020)

Commencing at a point 53.9 feet from the Southeasterly corner of West Hurlbut Avenue and Ogden Street in the City of Belvidere; thence Southerly and parallel with said Ogden Street 115 1/2 feet; thence at right angles Easterly 50 feet; thence at right angles Northerly 115 1/2 feet; thence at right angles Westerly along the line of West Hurlbut Avenue, 50 feet to the place of beginning; being a lot 50 feet in width and 7 rods in depth facing on West Hurlbut Avenue and being a part of Lot marked "6 and 7 Marvin" in Block Two (2) on East Street in Frederick W. Crosby's Second Addition to Belvidere; situated in the County of Boone and State of Illinois.

ALSO commencing at the Southeast corner of West Hurlbut Avenue and Ogden Street; thence in a Southerly direction along the East line of said Ogden Street, 179.85 feet; thence in an Easterly direction and parallel with said Hurlbut Avenue, 53.9 feet for a place of beginning; thence continuing in an Easterly direction and parallel with said Hurlbut Avenue along the same course a distance of 50 feet to a point; thence in a Northerly direction parallel to said Ogden Street, 64.35 feet; thence in a Westerly direction parallel to said Hurlbut Avenue, 50 feet to a point; thence in a Southerly direction and parallel with said Ogden Street, 64.35 feet to the place of beginning, the above described premises being a part of Lots Six (6) and Seven (7) in Block Two (2) of Frederick W. Crosby's Second Addition to the City of Belvidere; situated in the County of Boone and State of Illinois. (PIN: 05-26-428-017)

Commencing at a point in the Southerly line of Lot Four (4) in Block Two (2) of Frederick W. Crosby's First Addition to Belvidere on Lincoln Avenue (formerly Mechanic Street), Six (6) rods Easterly from the Southwesterly corner of said Block Two (2); running thence Northerly parallel with Ogden Street (formerly Pearl Street) One Hundred Fifty (150) feet more or less to the Northerly line of said Lot Four (4); thence Easterly on the Northerly line of Lots Four (4) and Three (3) in said Block Two (2), Five (5) rods, more or less to the Northeasterly corner of Lot Three (3) in said Block; thence Southerly along the Easterly line of said Lot Three (3) to the Northerly line of Lincoln Ave; thence Westerly on said Northerly line of Lincoln Avenue to the place of beginning. EXCEPT a strip of land of Twenty-five (25) feet of even width along the Northerly boundary of the above described premises. Situated in the County of Boone and the State of Illinois. (PIN: 05-26-428-015)

The Northerly one-half of Lots One and Two in Block Two on Mechanics Street, in F.W. Crosbys (first) Addition to Belvidere, as platted and recorded in the Recorder's Office of Boone County, Illinois, excepting therefrom, however, a piece of land 10 feet in width off the South side of said North one-half of said lots and extending across said land the whole length thereof; ALSO, hereby conveying a piece of land 10 feet in width off from the South side of Lot 11 in said Block 2 in Frederick W. Crosby's Second Addition to Belvidere, the Westerly line of said strip being the Westerly line of said Lot 2 extended and the Easterly line of said strip being Easterly line of said Lot 1, extended, situated in Boone County, State of Illinois. (PIN: 05-26-428-006)

is hereby approved, subject to the following conditions:

1. The Planned Development shall be developed in substantial conformance with the site plan and elevations submitted with the application (February 16, 2017) unless otherwise noted (Attachment B).
2. A full site plan shall be submitted to and approved by the staff (building, public works, police, fire, planning, etc.) prior to the issuance of building permits.
3. The seven properties shall be replatted into one lot.
4. Detention for any increase in storm water runoff from the existing condition to the fully improved conditions will need to be provided.
5. Storm water runoff from the new parking areas shall be captured in storm drains on the property and discharged into the city storm sewer system.
6. Driveways shall be constructed in accordance with city standards.
7. The Planned Development is granting only the following flexible standards: Primary building setback 10 feet from south property line and accessory building setback six feet from west property line (Section 150.204(C)(3)(A)(3); a reduction of the required throat length to 15 feet (Table 150.704(G)(6) and a reduction of the required Landscape Surface Ratio to 35% (Section 150(D)(1)(G)(1)(B)

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

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

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

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

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

PASSED by the City Council of the City of Belvidere this ____ day of _____, 2017.

APPROVED by the Mayor of the City of Belvidere this ____ day of _____, 2017.

Michael W. Chamberlain, Mayor

ATTEST:

Shauna Arco, City Clerk

Ayes: ____ Nays: ____ Absent ____

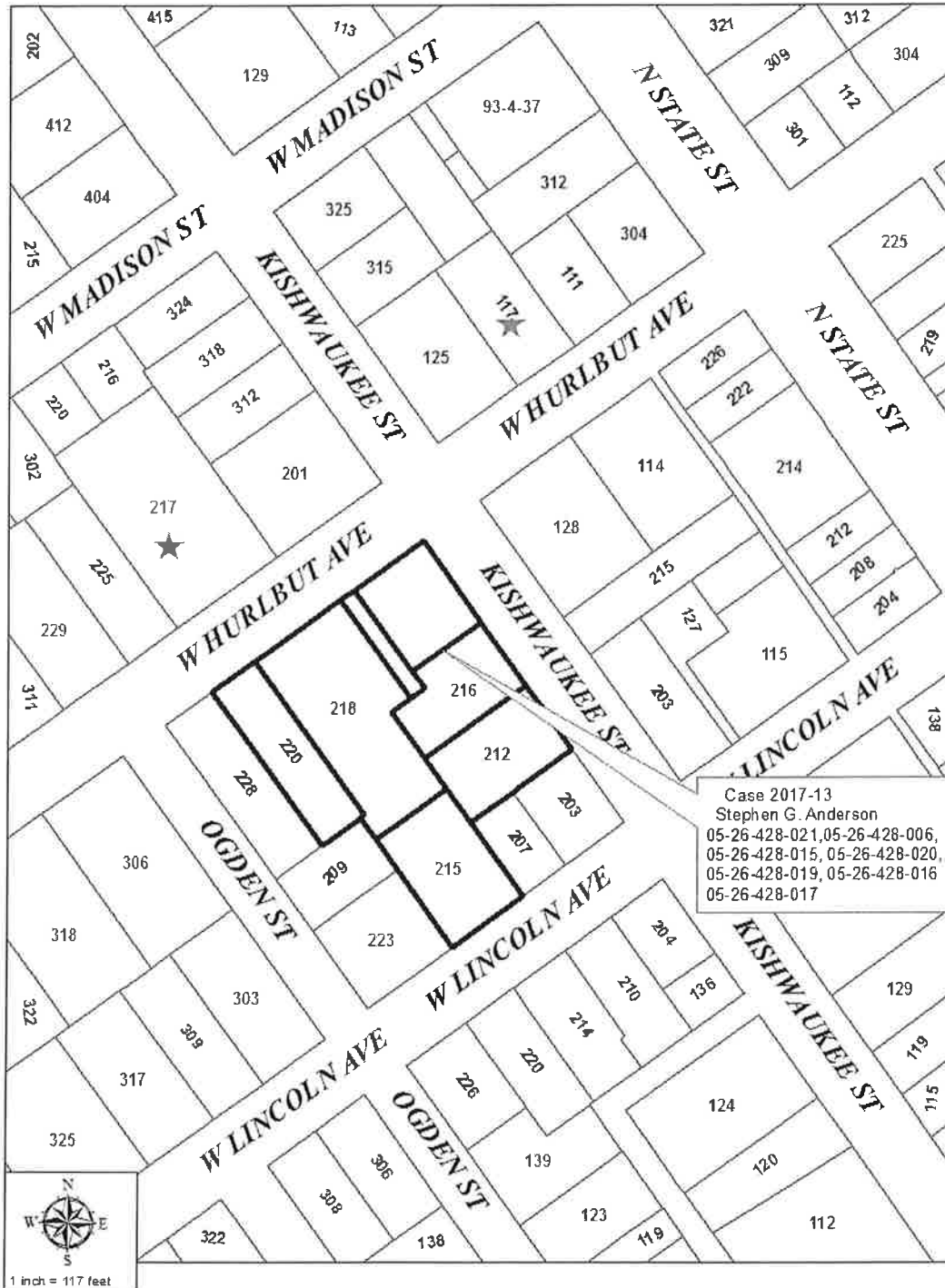
City Council Members Voting Aye: __

City Council Members Voting Nay: __

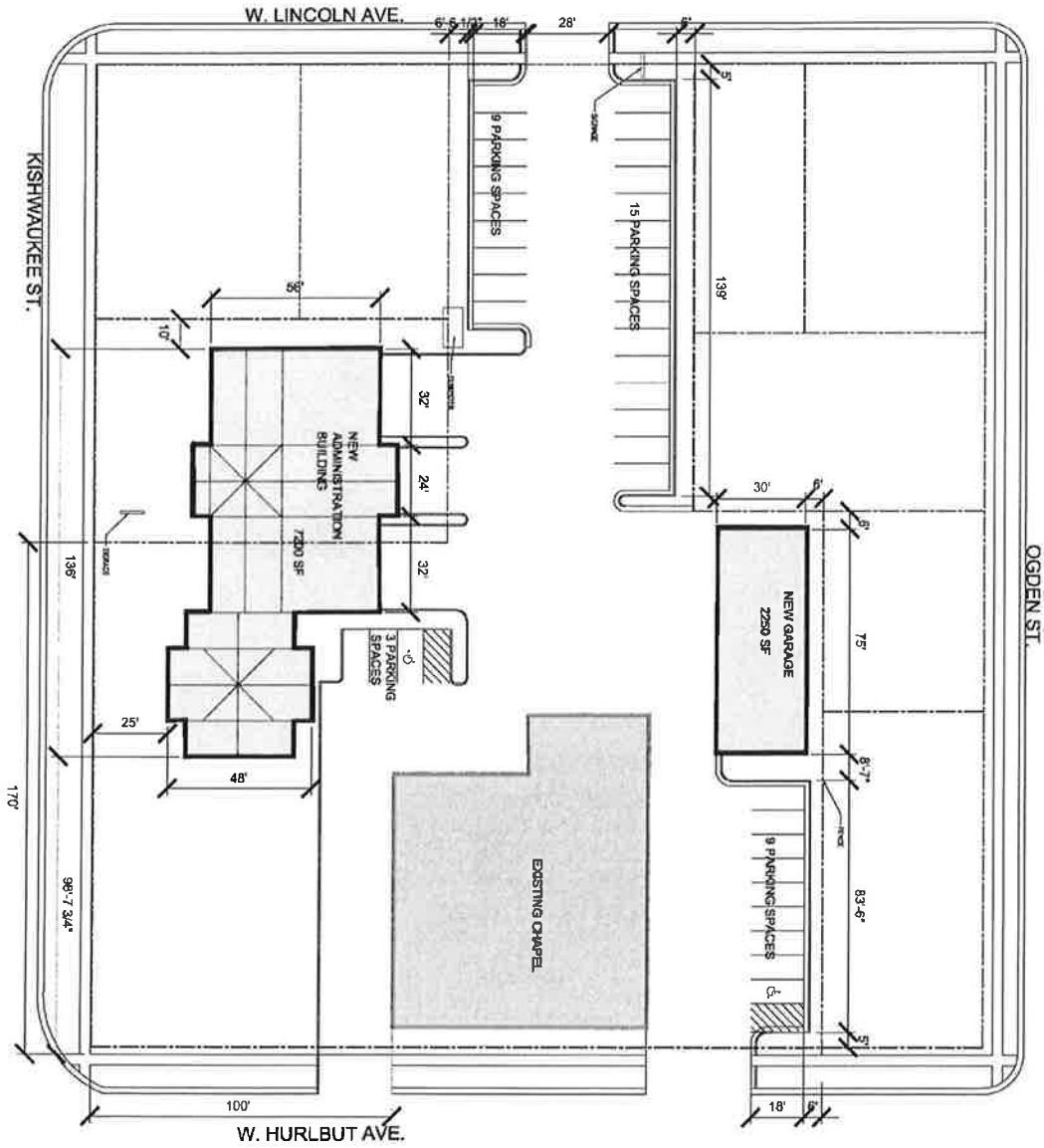
Date Published:

Sponsor: _____

ATTACHMENT A

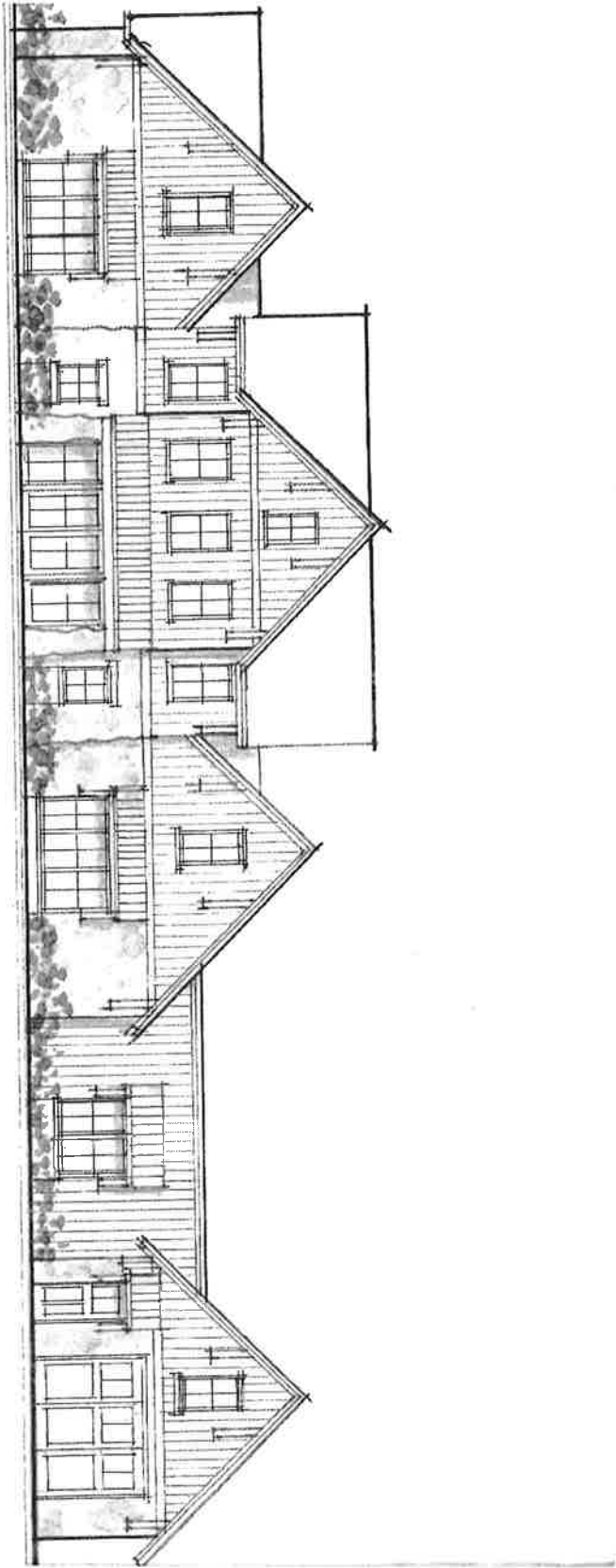


ATTACHMENT B



ANDERSON
FUNERAL HOME

02.16.2017



MEMO

DATE: March 15, 2017
TO: Mayor and Members of the City Council
FROM: City of Belvidere Planning and Zoning Commission
SUBJECT: Recommendation—Case: 2017-13; Anderson (SU)

REQUEST AND LOCATION:

The applicants and property owners, Stephen and Diann Anderson, 800 Beech Bay Road, Poplar Grove, IL 61065, are requesting a special use to permit a planned development in the I, Institutional District (pending rezoning) at 218 W. Hurlbut Avenue and surrounding properties. The planned development will allow Anderson Funeral and Cremation Services to construct a detached garage for work vehicles and an office administration and preparation building. A parking area will also be added. The new building will be located 10 feet from the south property line (a reduction of 40 feet), the detached garage will be six feet from the west property line (a reduction of 44 feet), the parking lot throat lengths will be five-feet from the north and south property lines (a reduction of 20 feet) and the landscape surface ratio will be 35% (a decrease of 15%) (Belvidere Zoning Ordinance Sections 150.204(C)(3)(A)(3), Table 150.704(G)(6), 150.105(D)(1)(G)(1)(B) and 150.904 Special Use Review and Approval Procedures. The property is approximately 1.5 acres and is developed with a funeral home, small parking area, single family residences and open space (PINs: 05-26-428-021, 05-26-428-016, 05-26-428-019, 05-26-428-020, 05-26-428-017, 05-26-428-015, PIN: 05-26-428-006).

RECOMMENDATION:

The planning and zoning commission recommended the **approval** of case number **2017-13** for a planned development at 218 W. Hurlbut Avenue and adjacent properties subject to the following conditions:

1. The Planned Development shall be developed in substantial conformance with the site plan and elevations submitted with the application (February 16, 2017) unless otherwise noted.
2. A full site plan shall be submitted to and approved by the staff (building, public works, police, fire, planning, etc.) prior to the issuance of building permits.
3. The seven properties shall be replatted into one lot.
4. Detention for any increase in storm water runoff from the existing condition to the fully improved conditions will need to be provided.
5. Storm water runoff from the new parking areas shall be captured in storm drains on the property and discharged into the city storm sewer system.
6. Driveways shall be constructed in accordance with city standards.
7. The Planned Development is granting only the following flexible standards: Primary building setback 10 feet from south property line and accessory building setback six feet

from west property line (Section 150.204(C)(3)(A)(3); a reduction of the required throat length to 15 feet (Table 150.704(G)(6) and a reduction of the required Landscape Surface Ratio to 35% (Section 150(D)(1)(G)(1)(B)

Motion to approve case 2017-13; Anderson (SU) carried with a (5-0) roll call vote.

Andy Racz, Chairman
Belvidere Planning and Zoning Commission

Memo

To: Gina DelRose, Community Development Planner
From: Brent Anderson, Director of Public Works
Date: February 27, 2017
Re: Case #2017-12 &13, Anderson Funeral and Cremation Services

Having reviewed the Special Use Request, I would offer the following comments:

1. With the removal of three existing structures, there will be no connection fees due for the new administration building.
2. The owner will need to provide detention for any increase in storm water runoff from the existing condition to the fully improved condition
3. Storm water runoff from the new parking areas shall be captured in storm drains on the property and discharged into the city storm sewer system.
4. Driveways shall be constructed in accordance with city standards.

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 8, 2017

ADVISORY REPORT

CASE NO: 2017-13

APPLICANT: Anderson, 218 West Hurlbut Avenue

REQUEST AND LOCATION:

The applicants and property owners, Stephen and Diann Anderson, 800 Beech Bay Road, Poplar Grove, IL 61065, are requesting a special use to permit a planned development in the I, Institutional District (pending rezoning) at 218 W. Hurlbut Avenue and surrounding properties. The planned development will allow Anderson Funeral and Cremation Services to construct a detached garage for work vehicles and an office administration and preparation building. A parking area will also be added. The new building will be located 10 feet from the south property line (a reduction of 40 feet), the detached garage will be six feet from the west property line (a reduction of 44 feet), the parking lot throat lengths will be five-feet from the north and south property lines (a reduction of 20 feet) and the landscape surface ratio will be 35% (a decrease of 15%) (Belvidere Zoning Ordinance Sections 150.204(C)(3)(A)(3), Table 150.704(G)(6), 150.105(D)(1)(G)(1)(B) and 150.904 Special Use Review and Approval Procedures. The property is approximately 1.5 acres and is developed with a funeral home, small parking area, single family residences and open space (PINs: 05-26-428-021, 05-26-428-016, 05-26-428-019, 05-26-428-020, 05-26-428-017, 05-26-428-015, PIN: 05-26-428-006).

EXISTING LAND USE ON SUBJECT PROPERTY AND ADJACENT PROPERTY:

Subject property: Funeral home, open space, single family residential

Adjacent property:

North and West: Single family residential

South and East: Single family residential and multi-family residential

CURRENT ZONING ON SUBJECT PROPERTY AND ADJACENT PROPERTY:

Subject property: I, Institutional (pending rezoning)

All Adjacent property: SR-6, Single Family Residential-6 (additional I, Institutional northeast of the property)

COMPREHENSIVE PLAN ON SUBJECT PROPERTY AND ADJACENT PROPERTY:

Subject property: Single Family Residential

All Adjacent property: Single Family Residential

BACKGROUND:

Anderson Funeral and Cremation Services (formerly Buck-Wheeler-Hyland Funeral Home) has been operating within the historic West Hurlbut Avenue neighborhood since 1937. In order for the funeral home to continue serving the community and provide new services, the applicants are requesting to rezone four adjacent parcels from single family residential to institutional so that a planned development may be granted allowing the construction of a second building and larger parking area.

The funeral home is outdated and too small for the community's current needs. Instead of demolishing the existing historic funeral home and rebuilding a very large building, the applicants are requesting to preserve the existing funeral home and build a second smaller building, more to scale with the surrounding residences. In order to accomplish this, four deviations from the Zoning Ordinance are being requested.

The applicants are requesting to construct the building ten feet from the south property line instead of the required 50 feet. The large detached garage is also requested to have a smaller setback than 50 feet; it is proposed to be six-feet from the western property line. The previous SR-6 District regulations require primary structures to be six feet and accessory structures to be three feet from the property line. Although institutional land uses are often found in residential neighborhoods, they have greater setbacks due to their size. The new garage will be 2,250 square feet and the new building will be 7,200 square feet. The building will be designed with similar roof lines and materials to surrounding historic properties.

In order to provide much-needed parking spaces, the applicant is requesting that the 25 foot required throat length be reduced to five-feet in order to provide six more parking spaces (for a total of 39 parking spaces). This is significantly more than what currently exists. The applicant is also requesting to reduce the required landscape surface ratio from 50% to 35%. It appears that the current lot coverage is approximately 57%; the request would be to increase the lot coverage an additional 8%. This will allow for the additional pavement for the parking area and parking lot access from Lincoln Avenue, a road that is better suited for the funeral home's current traffic levels.

In order to remove interior lot lines and any potential interior easements, the seven parcels will be required to be replatted into one lot. This will allow construction of the building and parking area not to be inhibited by additional setbacks. The replat is anticipated to occur in the coming months.

TREND OF DEVELOPMENT:

The property is located two blocks west of North State Street at the edge of the City's downtown area. The Ida Public Library future expansion will be located across the street. A large portion of West Hurlbut Avenue (excluding the funeral home and subject properties) is within a local landmark historic district.

COMPREHENSIVE PLAN:

The subject property is designated residential by the City of Belvidere's Comprehensive Plan, adopted November 10, 1999. The single-family residential land use category encourages sewerer single-family residential development at densities up to five (5) dwelling units per acre.

FLEXIBLE DEVELOPMENT STANDARDS:

According to Section 150.907 (B) (1) A. of the City of Belvidere Zoning Ordinance, new and alternative standards may be approved for a development by the city. The applicant is requesting the following standards specific to this project.

Zoning Ordinance:

- **Article I, Section 150.204(C)(3) Indoor Institutional (minor) (A)(3)**

All structures shall be located a minimum of 50 feet from any residentially zoned property

The applicant would like to construct the building 10 feet from the south property line and the detached garage six feet from the west property line. These setbacks are more in line with the nearby residences.

- **Article I, Section 150.704 Off-Street Parking and Traffic Circulation Standards, Table 150.704(G)(6) Minimum Permitted Throat Length**

The applicant would like to reduce the required throat length for commercial uses along collector streets from 25 feet to five feet.

- **Article I, Section 150.105(D)(1) Institutional District (G)(1)(B) Minimum Landscape Surface Ratio**

Minimum Landscape Surface Ratio: 50%

The applicants are requesting to increase the allowable lot coverage from 50% to 65%, making the landscape surface ratio 35%. This increased lot coverage will allow for additional parking spaces.

FINDINGS OF FACT:

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

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

The planned development is to allow a building that will be utilized for the funeral home's office/administration and preparation work. There will be an attached garage and detached garage to house employee vehicles and business vehicles. Instead of demolishing the current funeral home in order to construct a much larger building that would house everything together, the applicants are requesting to build a second building, at a smaller scale, in order to accommodate the growing needs of the community. The setbacks will remain greater than what is required in the adjacent SR-6 District.

The increased lot coverage and reduced throat lengths will allow for 39 parking spaces, a significant increase from what currently exists. The property does not currently meet the 50% lot coverage requirement; the actual increase to impervious surface area is anticipated to be 8%. The reconfigured parking area will be accessible from Lincoln Avenue, a road that is better equipped to handle the current traffic levels of the funeral home. However, due to Lincoln Avenue being more traveled than West Hurlbut Avenue, the planning staff does not recommend reducing the throat length to five feet. Planning staff recommends that two parking spaces be removed, reducing the throat length to 15 feet. This will still allow for increased parking spaces while providing more room to maneuver vehicles.

- B. Findings: The requested Planned Development, 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 adopted in 1999 shows the property and all adjacent property as single family residential. The Comprehensive Plan did not show future institutional properties unless they were owned by an entity such as a church or school.

Institutional land uses, especially indoor institutional minor, are land uses that are typically located in residential neighborhoods or adjacent to residential areas. The property is located nearby the City's downtown area and the Ida Public Library which is an institutional land use.

- C. Findings: The Planned Development will not in its proposed location and as depicted on the required site plan, completely 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 building will be designed to have similar roof pitches and building materials as the nearby residences within the historic district. The setbacks are being reduced to allow the building to be constructed in a similar location as a residence.

The parking lot is expanding significantly and will now be accessible by Lincoln Avenue. This will greatly reduce the amount of traffic and on-street parking along residential West Hurlbut Avenue.

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

Planning staff does not anticipate the planned development impeding future development. The special use is not for an additional non-residential land use to locate in the neighborhood. The funeral home has been there since 1937 and is a part of the

neighborhood. In addition to the funeral home, the Ida Public Library and the downtown area are within two blocks. The funeral home is located in the block of West Hurlbut Avenue where the neighborhood begins to transition from residential to central business.

- E. **Findings:** The proposed Planned Development 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 Planned Development is located within an established neighborhood and is currently served by municipal utilities and agencies.

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

Although the scale of the building is larger than a traditional single family residence, it is being designed to match the nearby residences as much as possible. The reduced setbacks will also allow it to blend in more instead of having a building placed on a property significantly different than surrounding properties.

The increased lot coverage and reduced throat lengths will allow for the parking lot to be increased. The lack of parking for the funeral home and nearby library has forced large numbers of vehicles to park on the residential street (whenever there is a service held).

The planning staff does not anticipate any negative impacts due to the development.

SUMMARY OF FINDINGS:

Planning staff does not anticipate the planned development impeding future development. Institutional land uses, especially indoor institutional minor, are land uses that are typically located in residential neighborhoods or adjacent to residential areas. The special use is not for an additional non-residential land use to locate in the neighborhood. The funeral home has been there since 1937 and is a part of the neighborhood. In addition to the funeral home, the Ida Public Library and the downtown area are within two blocks. The funeral home is located in the block of West Hurlbut Avenue where the neighborhood begins to transition from residential to central business.

The planned development is to allow a building that will be utilized for the funeral home's office/administration and preparation work. There will be an attached garage and detached garage to house employee vehicles and business vehicles. Instead of demolishing the current funeral home in order to construct a much larger building that would house everything together, the applicants are requesting to build a second building, at a smaller scale, in order to accommodate the growing needs of the community. The building will be designed to have similar roof pitches and building materials as the nearby residences within the historic district. The setbacks will remain greater than what is required in the adjacent SR-6 District but still compatible with nearby established setbacks.

The increased lot coverage and reduced throat lengths will allow for 39 parking spaces, a significant increase from what currently exists. The property does not currently meet the 50% lot coverage requirement; the actual increase to impervious surface area is anticipated to be

8%. The reconfigured parking area will be accessible from Lincoln Avenue, a road that is better equipped to handle the current traffic levels of the funeral home. However, due to Lincoln Avenue being more traveled than West Hurlbut Avenue, the planning staff does not recommend reducing the throat length to five feet. Planning staff recommends that two parking spaces be removed, reducing the throat length to 15 feet. This will still allow for increased parking spaces while providing more room to maneuver vehicles.

RECOMMENDATION:

Planning staff recommends the **approval** of case number **2017-13** subject to the following conditions:

1. The Planned Development shall be developed in substantial conformance with the site plan and elevations submitted with the application (February 16, 2017) unless otherwise noted.
2. A full site plan shall be submitted to and approved by the staff (building, public works, police, fire, planning, etc.) prior to the issuance of building permits.
3. The seven properties shall be replatted into one lot.
4. Detention for any increase in storm water runoff from the existing condition to the fully improved conditions will need to be provided.
5. Storm water runoff from the new parking areas shall be captured in storm drains on the property and discharged into the city storm sewer system.
6. Driveways shall be constructed in accordance with city standards.
7. The Planned Development is granting only the following flexible standards: Primary building setback 10 feet from south property line and accessory building setback six feet from west property line (Section 150.204(C)(3)(A)(3); a reduction of the required throat length to 15 feet (Table 150.704(G)(6) and a reduction of the required Landscape Surface Ratio to 35% (Section 150(D)(1)(G)(1)(B)

Submitted by:



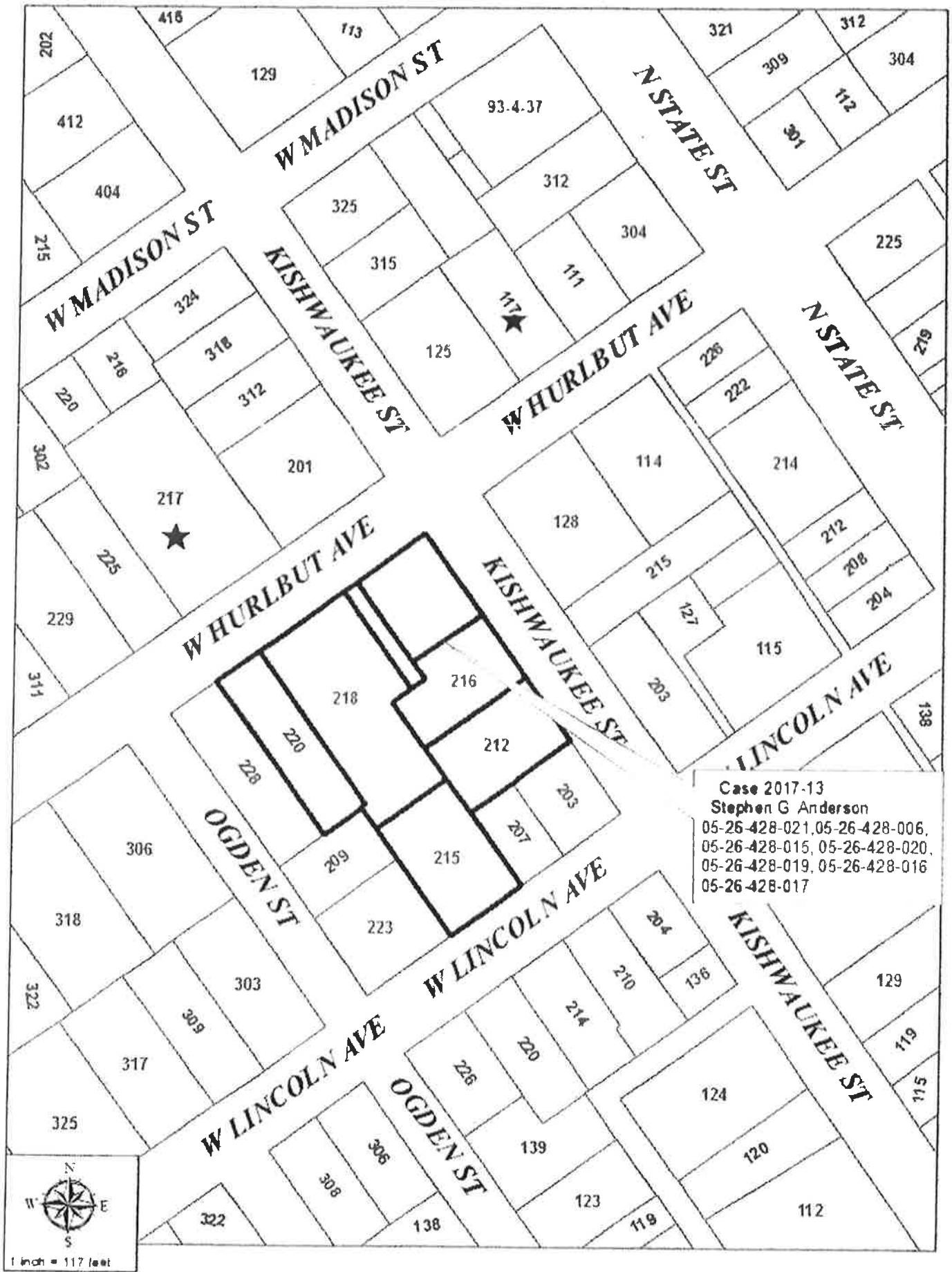
Gina DelRose,
Community Development Planner

PLANNING AND ZONING COMMISSION/CITY COUNCIL ACTION

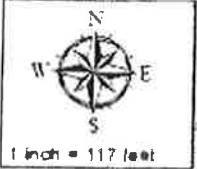
The Planning and Zoning Commission shall make and forward findings of fact as to the compliance of the proposed planned development with the standards and make a recommendation to the City Council. The City Council shall review the findings and recommendation and may accept or reject the findings and recommendation of the Planning and Zoning Commission in whole or in part; or the City Council may refer the matter back to the Planning and Zoning Commission for further consideration. Any approval shall be considered the approval of a unique request and not be construed as precedent for any other proposed planned development.

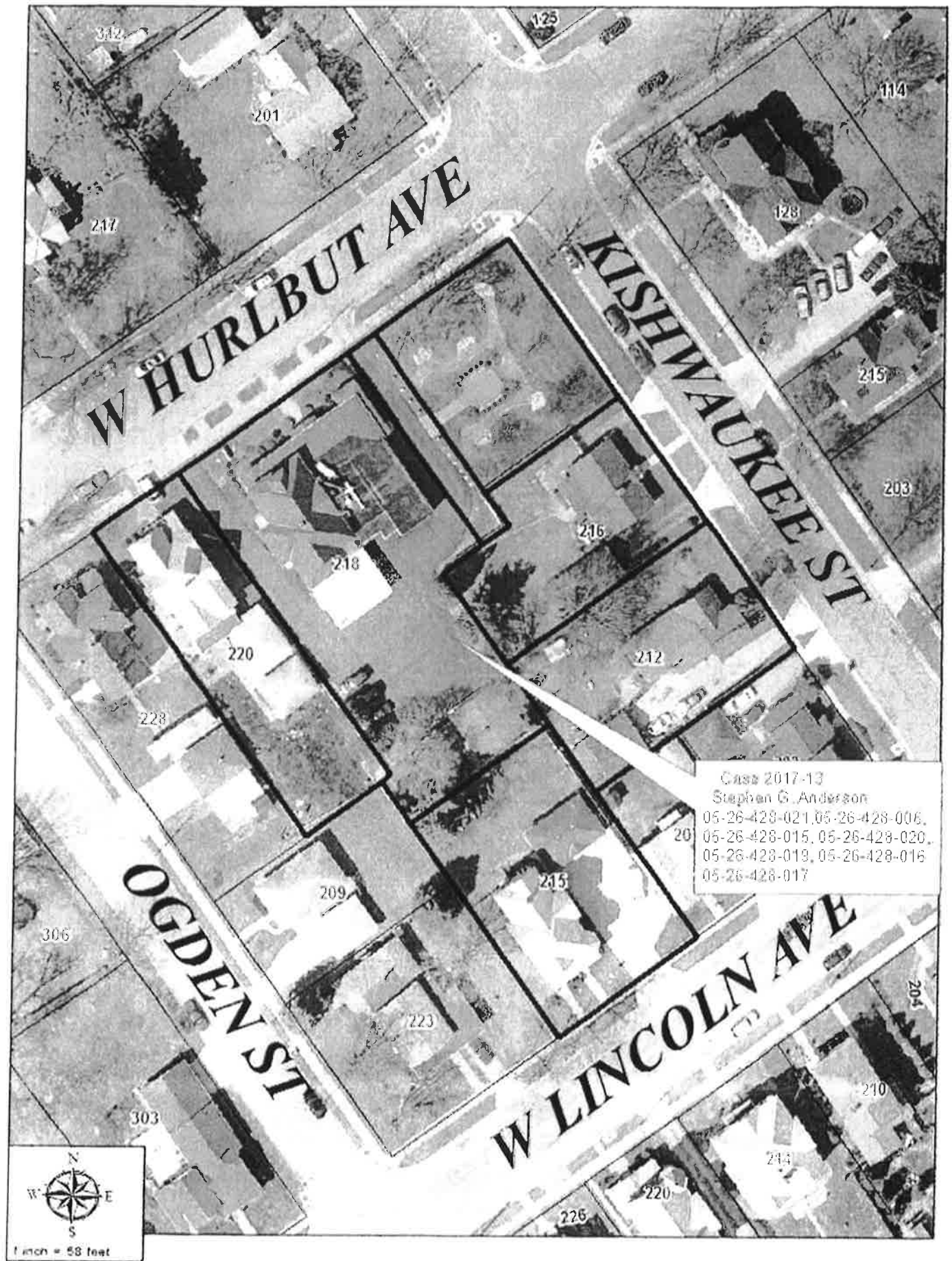
ATTACHMENTS:

1. Location Map by Planning Staff.
2. Aerial Photo by Planning Staff.
3. Narrative as Submitted by the Applicant.
4. Site Plan and Building Elevations Submitted by the Applicant.
5. Letter submitted by the Boone County Soil and Water Conservation District, Jennifer Becker, January 19, 2017.
6. Letter submitted by the Boone County Health Department, Pat Dashney, February 27, 2017.
7. Memo submitted by the Belvidere Public Works Department, Brent Anderson, February 27, 2017.



Case 2017-13
 Stephen G Anderson
 05-26-428-021, 05-26-428-006,
 05-26-428-015, 05-26-428-020,
 05-26-428-019, 05-26-428-016
 05-26-428-017





W HURLBUT AVE

KISHWAUKEE ST

OGDEN ST

W LINCOLN AVE

Case 2017-13
Stephen G. Anderson
05-26-428-021, 05-26-428-006,
05-26-428-015, 05-26-428-020,
05-26-428-019, 05-26-428-016
05-26-428-017



**CITY OF BELVIDERE
COMMUNITY DEVELOPMENT DEPARTMENT**

APPLICATION FOR SPECIAL USE

*Applicant: Stephen G. Anderson, individually and as Manager for Proverbs 3:5-6 LLC
Property: 220 W. Hurlbut Ave., Belvidere, IL; 218 W. Hurlbut Ave., Belvidere, IL
215 W. Lincoln Ave., Belvidere, IL; 216 Kishwaukee St., Belvidere, IL; and
212 Kishwaukee St., Belvidere, IL*

ATTACHMENT 3

NARRATIVE OF SPECIAL USE REQUEST

The Applicant seeks a Special Use Permit to operate a funeral home, ancillary parking for employees, patrons, and guests, and a garage for parking of business vehicles on the above properties in accordance with the Site Plan attached hereto.

Steve and Diann Anderson are the principals of Anderson Funeral & Cremation Services LLC. and own 220 and 218 W. Hurlbut Avenue and are the principals of Proverbs 3:5-6 LLC which owns 215 W. Lincoln Avenue, 212 Kishwaukee Street and 216 Kishwaukee Street.

Steve and Diann Anderson through Anderson Funeral & Cremation Services LLC. currently operates Anderson Funeral & Cremation Services located at 218 W. Hurlbut Avenue. The Applicant plans to redevelop the residential parcels and its existing funeral home parcels by constructing an office administration and preparation building, a garage building and expanded parking as depicted on the Site Plan. A funeral home operation has existed at its current location at 218 W. Hurlbut Avenue since 1937. The Applicant has determined that the existing funeral home building does not have sufficient space and a separate building is necessary to handle office administration and preparation requirements. The moving of those space needs to a new building will allow space in the existing funeral home building to reconfigure the area to better meet the needs of the community. In order to construct a building to address current needs, a larger parcel than the current funeral home parcel is needed for development.

The Applicant seeks to stay at its current location in central Belvidere rather than move outside Belvidere where larger parcels are available. In order to have enough land in which to construct a new office administration and preparation building, a new garage building and expanded parking, the Applicant has acquired the adjacent residential parcels at 220 W. Hurlbut Avenue, 215 W. Lincoln Avenue, 212 Kishwaukee Street, and 216 Kishwaukee Street.

The Applicant is designing the new office administration and preparation building so that architecturally it will fit into the neighborhood and will greatly increase the efficiency and the

utilization of the funeral home operations and the property. The proposed office administration and preparation building will have square footage of approximately 7,200 square feet which includes an attached garage of approximately 2,200 square feet. The proposed separate accessory garage for business vehicles will be approximately 2,250 square feet.

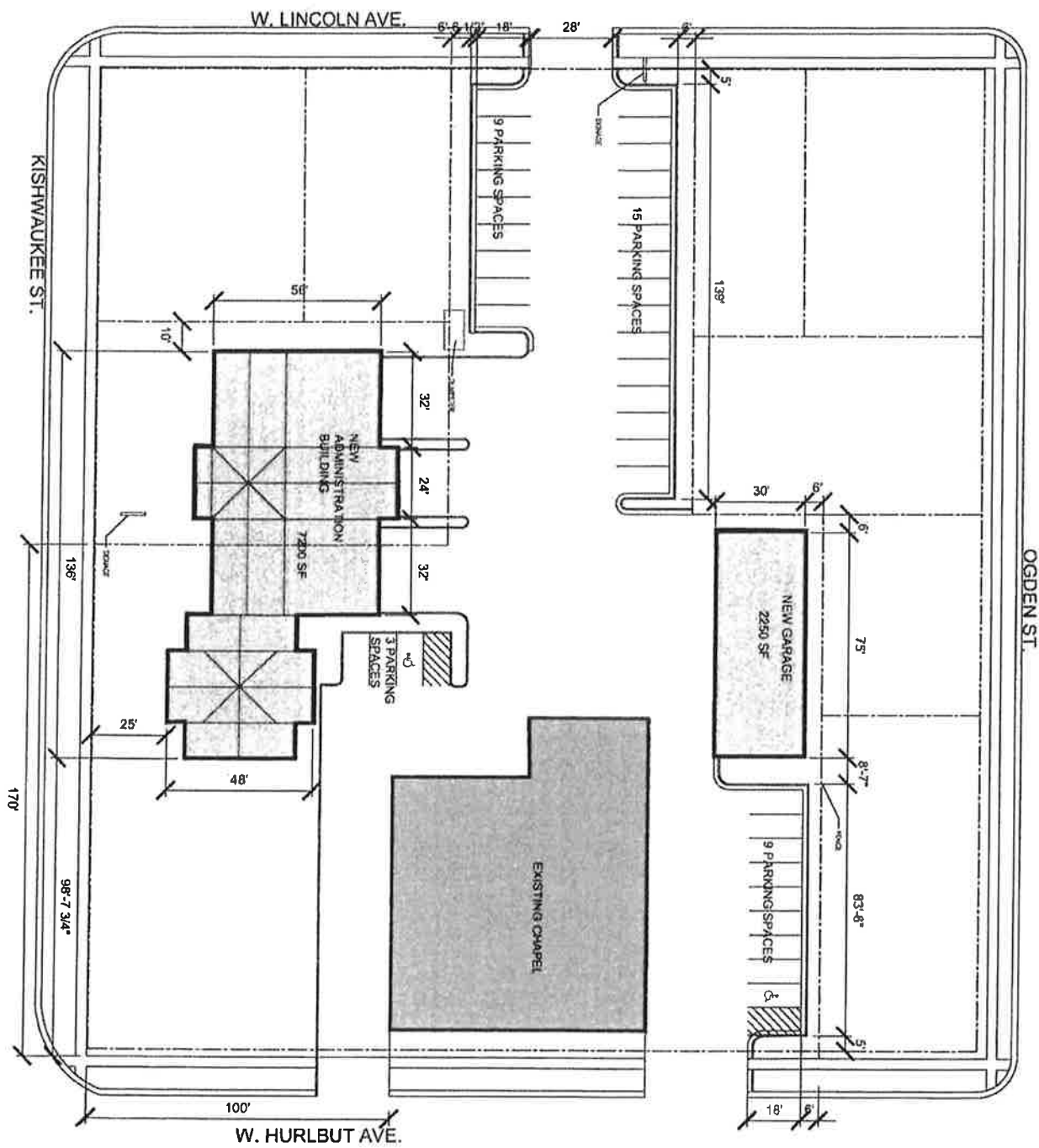
The funeral home business is currently operating at that location so there will be no increase in traffic than is existing now. The proposed development includes the construction of off street parking as no dedicated off street parking currently exists for guests. As a result, it is anticipated that the new development will alleviate the number of guests required to park on the nearby streets when funeral services and visitations are held at the funeral home. The plans provide for a new parking lot at 215 W. Lincoln Avenue. In addition to the additional off street parking that this will provide, it also allows for ingress and egress from Lincoln Avenue which is already a mix of commercial and residential uses and is a busier street, conducive to periodic traffic created for funeral services. This Lincoln Avenue access point will also help reduce the traffic on Hurlbut Avenue, which is currently the sole access to the funeral home property.

In connection with the proposed development illustrated on the Site Plan, the Applicant seeks the following variations for the development:

1. Variation of building setback in Institutional District from residentially zoned property from 50' to 10' (south side of proposed building). The applicant desires to maintain the existing garden area located on the northeast corner of the property. The garden provides a peaceful and beautiful natural environment for guests and the entire neighborhood. In order to maintain the garden the proposed administration building needs to be moved further to the south. In order to fit the new building south of the garden area the setback reduction is necessary. The closest buildings on the adjacent properties are garages. A garage formerly was located in this setback area before the applicant demolished the house and garage at that location.
2. Variation of building setback in Institutional District from residentially zoned property from 50' to 6' (west and south sides of proposed garage). The variation is needed so that the garage will not obstruct the internal parking lot and access ways for vehicles. The proposed garage will back up to garages on the adjacent properties.
3. Variation of front of building setback for proposed building along Kishwaukee Street to 25' so it is consistent with the average front setback of existing residences along Kishwaukee Street.
4. Variation of lot coverage ratio from 50% to 65%.

6. Variation to reduce the required driveway throat length from 25 feet to 5 feet along W. Lincoln Avenue and W. Hurlbut Avenue. This will permit 3 additional off street parking spaces on the property and should not affect cars pulling into the parking lot from W. Lincoln Avenue and W. Hurlbut Avenue.

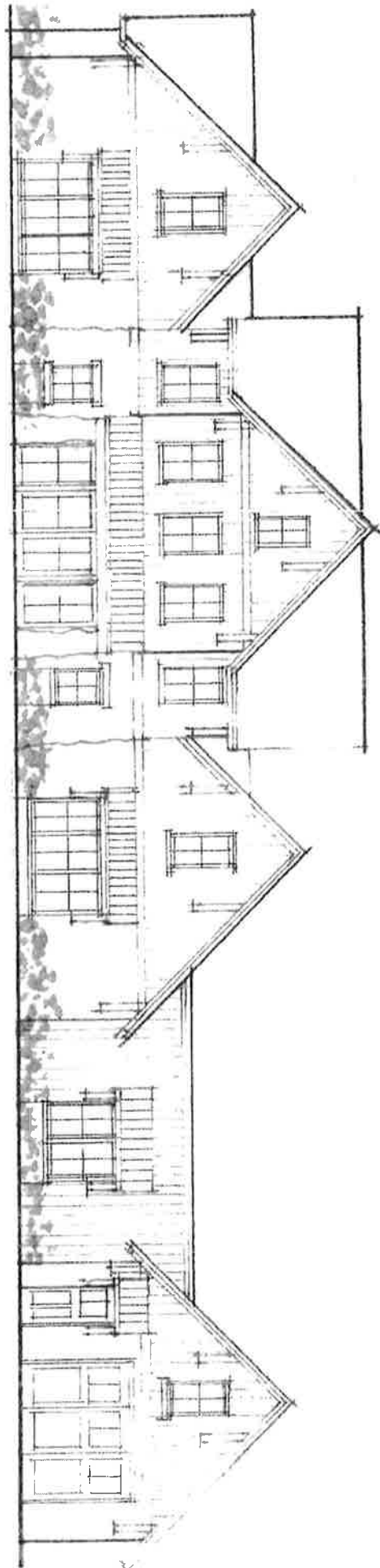
The Applicant intends to install sight obscuring fencing on the perimeter of the parking areas adjacent to the residential zoned properties.



ANDERSON
FUNERAL HOME



02.16.2017





Boone County
Soil & Water
Conservation District

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

January 19, 2017

City of Belvidere Planning Department
401 Whitney Blvd.
Belvidere, IL 61008

SWCD NRI #1530

Dear Sir/Madam,

Stephen Anderson has submitted request for a Natural Resource Information Report for zoning change from SR-6 to Institutional at: 212 & 216 Kishwaukee Street, 215 W. Lincoln Avenue, and 220 W. Hurlbut Avenue in Belvidere, Illinois. We will submit a written reply to your office as indicated below:

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

Sincerely,

A handwritten signature in cursive script that reads "Jennifer Becker".

Jennifer Becker
Boone County Soil & Water
Conservation District



Boone County
DEPARTMENT OF
PUBLIC HEALTH

1204 Logan Avenue ♦ Belvidere, Illinois 61008

Main Office: 815-544-2951 ♦ Clinic: 815-544-9780
Fax: 815-544-2050 www.boonehealth.org

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

February 27, 2017

FAX: 815-547-0789

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

Re: Case; 2017-13: Anderson, 212-216 Kishwaukee Street, 215 W. Lincoln Avenue and 220 W. Hurlbut Avenue

Dear Gina,

We are in receipt of the special use request for the above referenced case.

Our office has no objections or comments on this request.

Thank you,

Pat Dashney
Director of Departmental Operations
skm

ORDINANCE # 341H

**AN ORDINANCE AMENDING CHAPTER 150,
ZONING ORDINANCE, OF THE MUNICIPAL CODE
(Definitions, Curbing, Maximum Fence Height and Signage)**

WHEREAS, the City of Belvidere has adopted Chapter 150 (Zoning Ordinance) of the Belvidere Municipal Code pursuant to the Illinois Compiled Statutes to establish and set forth regulations pertaining to the use and development of land, buildings and structures in the City; and,

WHEREAS, it is necessary and desirable to periodically amend the Zoning Ordinance in response to changes in technology, business and development practices, community standards and to improve administration and enforcement procedures; and,

WHEREAS, after due notice, the Planning and Zoning Commission held a public hearing to consider an amendment of the Zoning Ordinance on March 14, 2017 and has transmitted its recommendation on the matter to the City Council; and,

WHEREAS, the City Council has considered the Planning and Zoning Commission's recommendation.

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

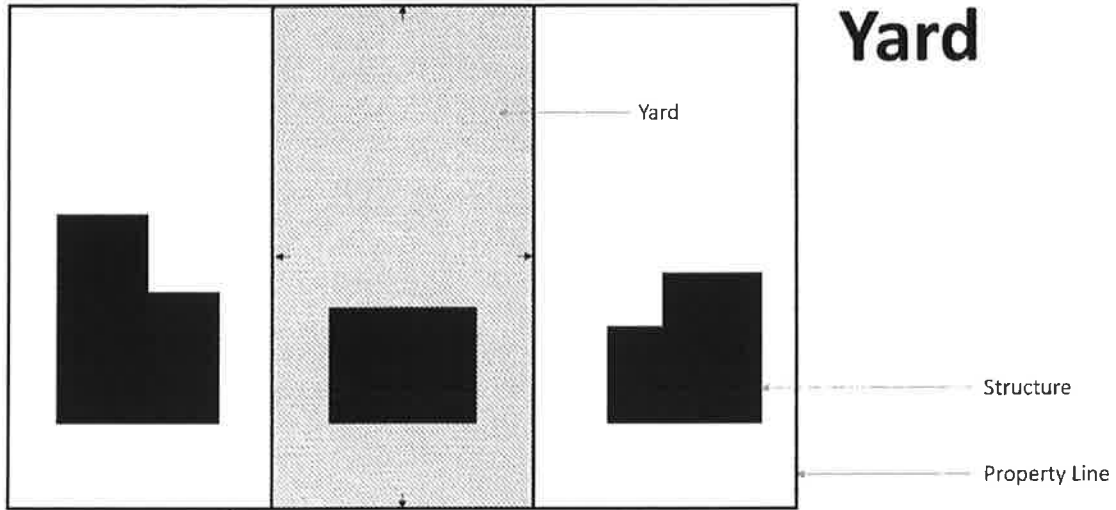
Section 1. That Section 150.013 Definitions, be and is hereby amended, to read as follows:

§150.013. – Definitions.

Passenger Vehicle Parking Lots: Off-street parking areas that are designed and maintained for the use of employee, commercial, or public parking of passenger vehicles. This classification applies to off-street parking lots in all zoning districts.

Truck Parking Lots: Off-street parking areas that are designed and maintained for the use of any trailer or semi-trailer or vehicle with a trailer or semi-trailer attached. This classification only applies to off-street parking lots in the PI, GI, HI, and I zoning districts.

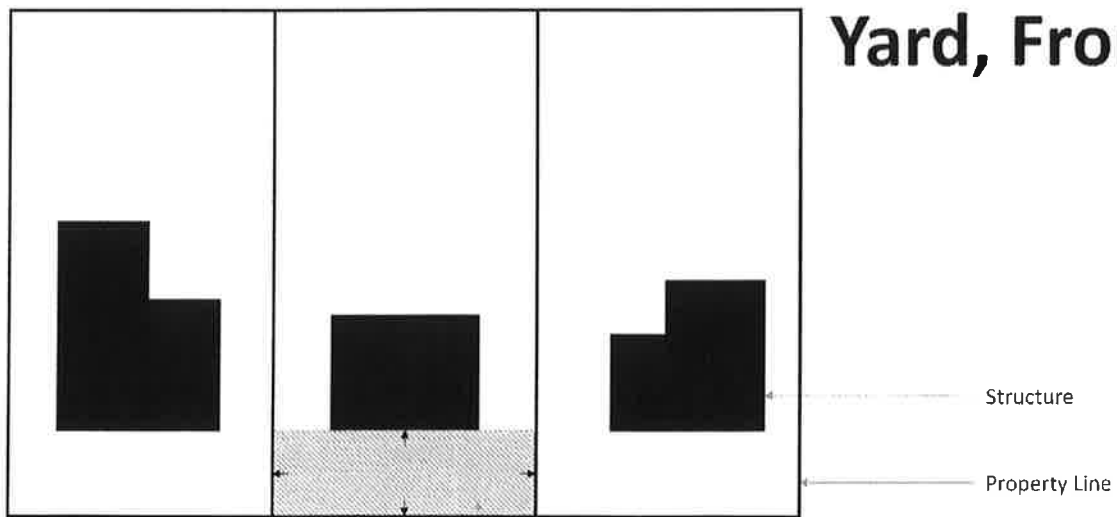
Yard: A required open space on a lot, which is unoccupied and unobstructed by a structure from its lowest ground level to the sky, except as expressly permitted in this Chapter. A yard shall extend along a lot line, public or private street, whichever is more restrictive, and at right angles to such lot line, public or private street, to a depth or width specified in the yard regulations for the district in which such lot is located.



Yard

Front Street Right-of-Way Line

Yard, front: A yard extending along the full width of the front lot line extending from the abutting front street right-of-way line to a depth required in the yard regulations for the district in which such lot is located.

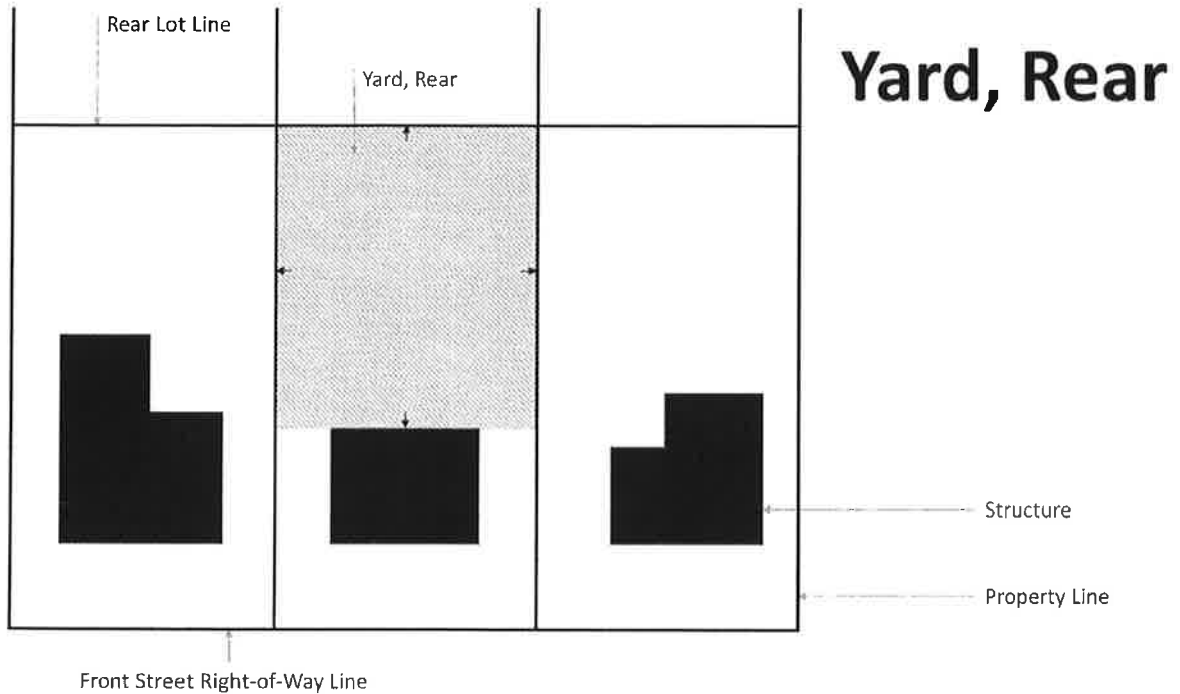


Yard, Front

Front Street Right-of-Way Line

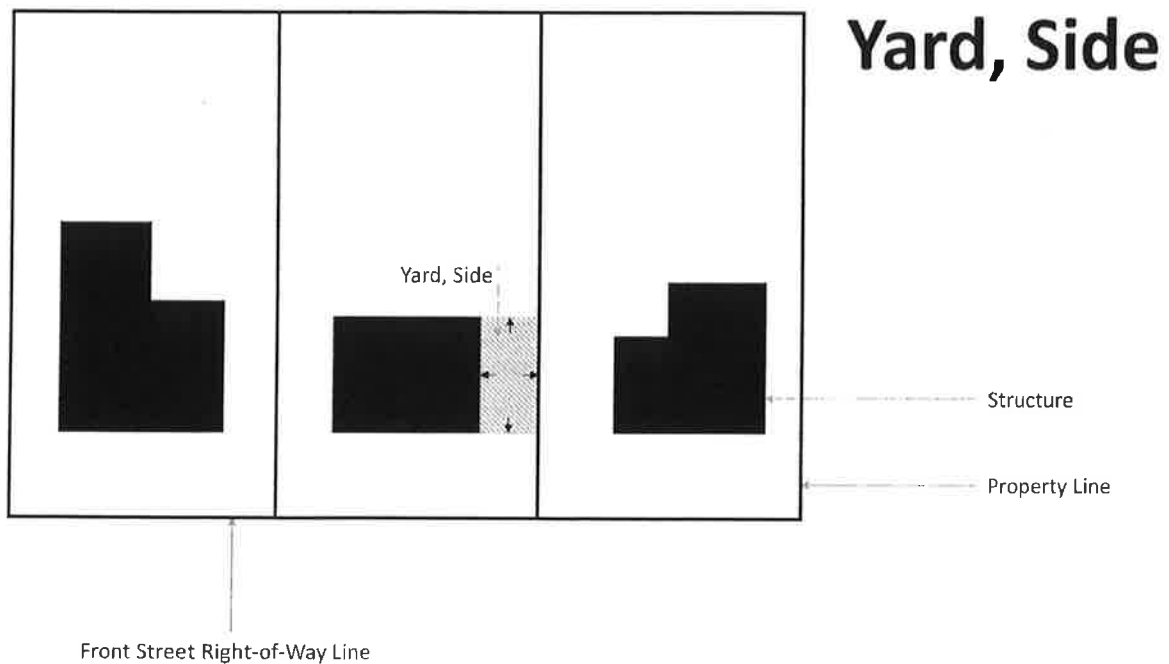
Yard, Front

Yard, rear: A yard extending along the full width of the rear lot line extending toward the front lot line for a depth as specified in the yard regulations for the district in which such lot is located.

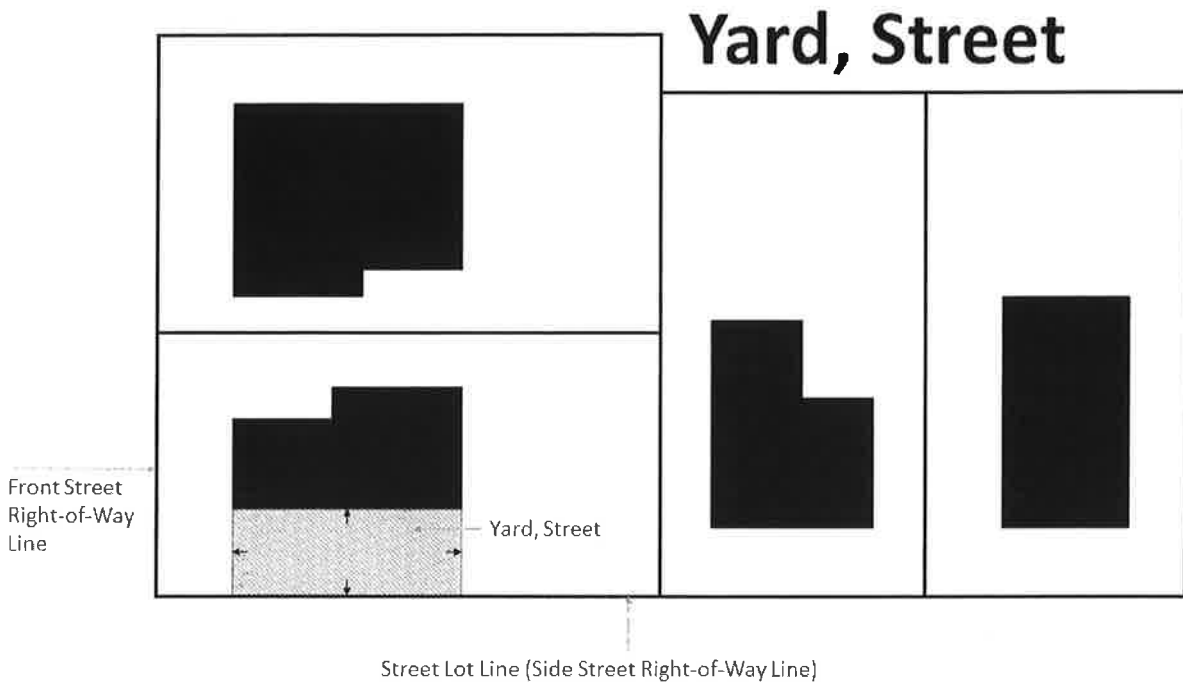


Yard, required: The open space area between a lot line and the buildable area in which no structure shall be located except as may otherwise be provided by this Chapter.

Yard, side: A yard extending along the side lot line between the front and rear yards, having a width as specified in the yard regulations for the district in which such lot is located.



Yard, street: A yard extending along the side lot line between the front and rear yards, abutting a street right of way having a width as specified in the yard regulations for the district in which such lot is located. A street yard is an additional front yard for corner lots.



Section 2. That Section 150.704 Off-Street Parking and Traffic Circulation Design Standards (F)(2) Curbing, be and is hereby amended, to read as follows:

§150.704. - Off-Street Parking and Traffic Circulation Design Standards.

(F) *Off-street parking and traffic circulation design standards.*

(2) *Curbing.* Passenger Vehicle Parking Lots, including drive aisles and driveways, shall provide a 6 inch curb and gutter of adequate height as approved by the City Engineer or Director of Public Works and which is properly located to ensure that no part of any vehicle will project beyond the required setbacks of this Chapter. The City Engineer or Director of Public Works does not possess the authority to waive the required curbing. Truck Parking Lots do not require curb and gutter to be present.

Section 3. That Section 150.1003 Definitions (Directional Sign), be and is hereby amended, to read as follows:

§150.1003. - Definitions

Directional sign (on site): Signs of three square feet or less, that do not exceed five feet in height, and are intended to facilitate the movement of vehicles and pedestrians on private property. A directional sign marking a vehicular entrance or exit may include a commercial message or logo of one square foot or less pertaining to an establishment located on the site, but is limited in number to one per entrance and one per exit. A "drive thru" sign of three square feet or less placed adjacent to or directly over the drive through lane shall be treated as a directional sign; otherwise, the sign will count as a freestanding or building sign, whichever is applicable.

Section 4. That Section 150.1006 Signs Prohibited Under This Section, be and is hereby amended, to read as follows:

§150.1006. - Signs Prohibited Under This Section.

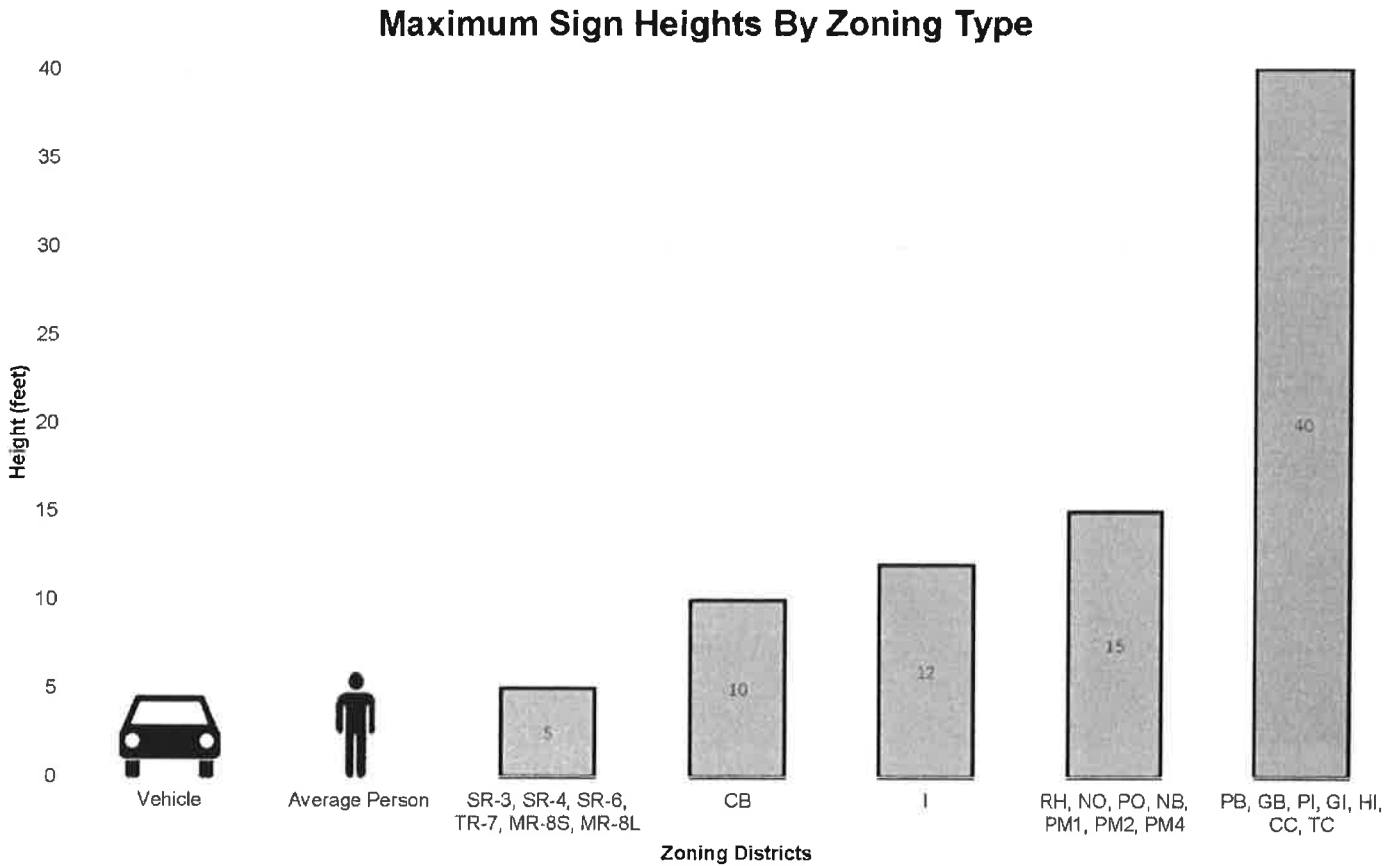
- (A) *Obstructing signs.* Signs which obstruct the vision of drivers or pedestrians or detract from the visibility of any traffic control device.
- (B) *Beacons.*
- (C) *Pennants.* Except under §150.1011.
- (D) *Lights.* Strings of lights not permanently mounted to a rigid background, except holiday lights as specified in §150.1003.
- (E) *Vehicle signs.* Signs attached to or painted on vehicles visible from the public right-of-way unless vehicle is used for normal day-to-day transportation operations of the business.
- (F) *Inflatable signs.* Inflatable signs and tethered balloons, except when used as temporary sign as regulated in §150.1011.
- (G) *Portable signs.* Other portable signs, except when used as a temporary sign as regulated in §150.1011.
- (H) *Right-of-way signs.* Signs attached to trees, poles, or fences within the public right-of-way.

Section 5. That Section 150.1007 Signs Allowed on Private Property By District--Tables 150.1007(A)1; 150.1007(B)1, 150.1007(C)1 and Figure 150.1007(C)(1)a, be and are hereby amended, to read as follows:

Table 150.1007(B)1

Table 150.1007 (B)1 Building Signs											
Design Dimensions	Zoning Districts										
	RH	SR-3, SR-4 & SR-6	TR-7, MR-8S & MR-8L	NO, PO & NB	PB & GB	CB	PI	GI & HI	I	PM 1, PM 2 & PM 4	CC & TC
Sign area per linear foot of wall on which sign is (square feet)	2	NA	NA	2	2	2	2	2	NA	2	2
Max total area per wall (square feet)	24	6	16	200	300	300	300	2,000	24	300	300
Number per establishment for each side of principal building not abutting a residential district	1	NA	1	1	2	2	2	2	2	2	2

Figure 150.1007(C)(1)a



Section 6. That Section 150.1009 Animated Signage, be and is hereby amended, to read as follows:

§150.1009. - Animated Signage.

Animated signs as defined in Section 150.1003 shall adhere to the following restrictions:

- (A) Messages displayed within the animated portion of the sign shall be static for a minimum of five seconds.
- (B) Graphics and images shall be static, no flashing or animation is allowed. There shall be an instantaneous change of display for all graphics/images/messages.
- (C) Illumination levels from the sign shall not exceed 0.5 foot-candles at the property line.

Section 7. That Sections 150.1010-1018 Off-site advertising signs through Enforcement, be and are hereby amended, to read as follows:

§150.1010. - Off-site advertising signs.

§150.1011. - Temporary signs.

§150.1012. - Community information signs.

§150.1013. - Illumination.

§150.1014. - Nonconforming signs.

§150.1015. - Special districts.

§150.1016. - Subdivision or development identification signs.

§150.1017. - Permit requirements.

§150.1018. - Enforcement.

PASSED by the City Council of the City of Belvidere this ____ day of _____, 2017.

APPROVED by the Mayor of the City of Belvidere this ____ day of _____, 2017.

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: _____

MEMO

DATE: March 15, 2017
TO: Mayor and Members of the City Council
FROM: City of Belvidere Planning and Zoning Commission
SUBJECT: Recommendation for Case 2017-14; City of Belvidere

REQUEST:

Application of The City of Belvidere, 401 Whitney Boulevard, Belvidere, IL 61008 for a text amendment to the City of Belvidere Zoning Ordinance (Chapter 150 as amended) pertaining to Section 150.013 Definitions (yard; yard, front; yard, rear; yard, side; yard, street side; passenger vehicle parking lots; and truck parking lots), Section 150.704(F)(2) Curbing, Section 150.712(C)(3) Maximum Fence Height, Section 150.1003 Definitions (directional sign (on site)), Table 150.1007(A)(1) Freestanding Signs, Table 150.1007(B)(1) Building Signs, Table 150.1007(C)(1) Permitted Building Signs by Type and Zoning Districts, Figure 150.1007(C)(1)(a) Maximum Height Restrictions, Section 150.1009 Animated Signage (all subsequent section numbers change accordingly) and Section 150.902 Amendment of Zoning Regulations (Text Amendments).

RECOMMENDATION:

The Planning and Zoning Commission motioned to approve case number 2017-14 with no changes. Motion carried with a 5-0 roll call vote.

Andrew Racz, Chairman
City of Belvidere Planning and Zoning Commission

CITY OF BELVIDERE

Community Development



BUILDING DEPARTMENT

PLANNING DEPARTMENT

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

March 8, 2017

ADVISORY REPORT

CASE NO: 2017-14

APPLICANT: City of Belvidere

REQUEST:

The City of Belvidere is proposing amendments to the Zoning Ordinance, adopted March 6, 2006 and amended thereafter. The proposed amendments pertain to Section 150.013, 150.704(F)(2), 150.712(C)(3), 150.1003, 150.1007(A)(1), 150.1007(B)(1), 150.1007(C)(1), 150.1007(C)(1)(A), 150.1009(A)(B)(C)(D), 150.1006(C)(F)(G), 150.1010, 150.1011, 150.1012, 150.1013, 150.1014, 150.1015, 150.1016, 150.1017, and 150.1018. The proposed language is below.

The methods used to show changes are:

xxxxxxxxxx = (Standard text) existing text within the zoning code; no changes proposed.

xxxxxxxxxx = (Strike through text) text that is proposed to be deleted from the zoning code.

xxxxxxxxxx = (Highlighted and underlined text) new text that is proposed to be inserted into the zoning code.

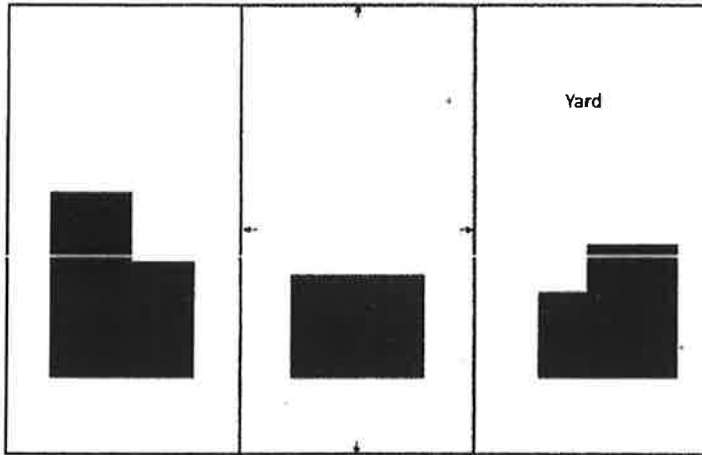
§150.013. – Definitions.

Passenger Vehicle Parking Lots: Off-street parking areas that are designed and maintained for the use of employee, commercial, or public parking of passenger vehicles. This classification applies to off-street parking lots in all zoning districts.

Truck Parking Lots: Off-street parking areas that are designed and maintained for the use of any trailer or semi-trailer or vehicle with a trailer or semi-trailer attached. This classification only applies to off-street parking lots in the PI, GI, HI, and I zoning districts.

(All pictures below are new)

Yard: A required open space on a lot, which is unoccupied and unobstructed by a structure from its lowest ground level to the sky, except as expressly permitted in this Chapter. A yard shall extend along a lot line, public or private street, whichever is more restrictive, and at right angles to such lot line, public or private street, to a depth or width specified in the yard regulations for the district in which such lot is located.



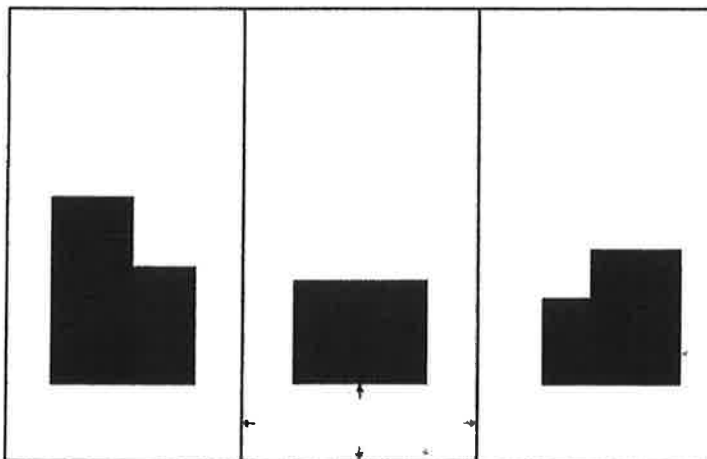
Yard

Structure

Property Line

Front Street Right-of-Way Line

Yard, front: A yard extending along the full width of the front lot line extending from the abutting front street right-of-way line to a depth required in the yard regulations for the district in which such lot is located.



Yard, Front

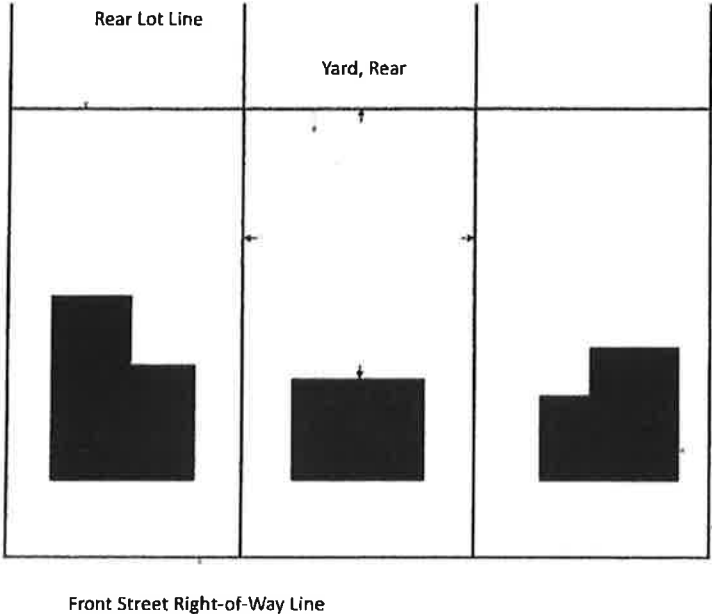
Structure

Property Line

Yard, Front

Front Street Right-of-Way Line

Yard, rear: A yard extending along the full width of the rear lot line extending toward the front lot line for a depth as specified in the yard regulations for the district in which such lot is located.

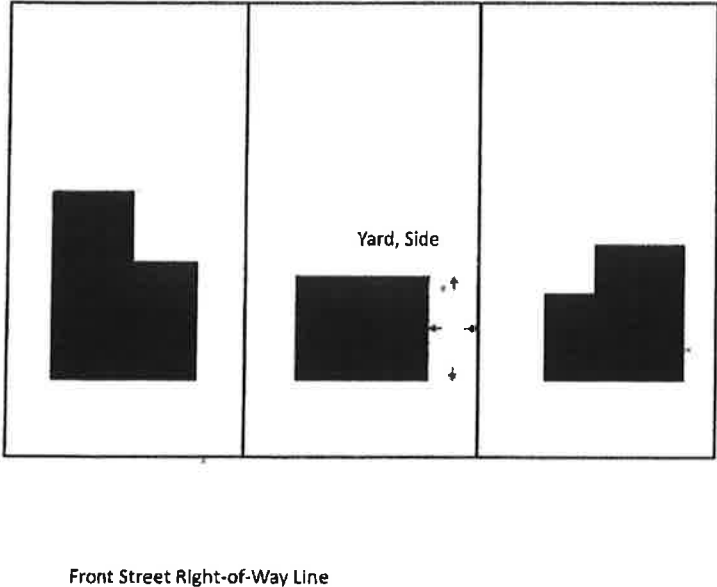


Yard, Rear

Structure
Property Line

Yard, required: The open space area between a lot line and the buildable area in which no structure shall be located except as may otherwise be provided by this Chapter.

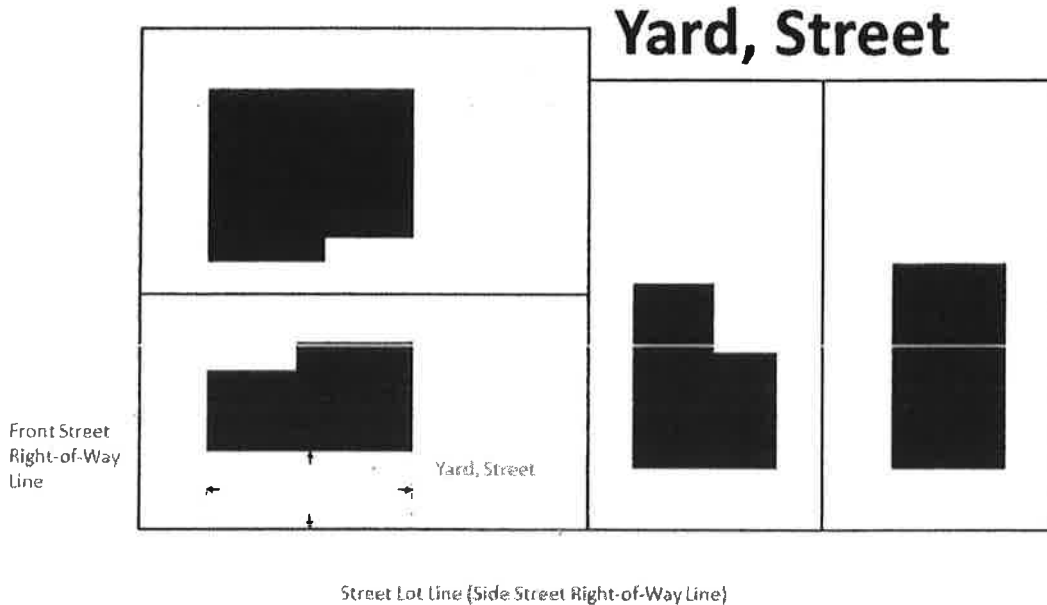
Yard, side: A yard extending along the side lot line between the front and rear yards, having a width as specified in the yard regulations for the district in which such lot is located.



Yard, Side

Structure
Property Line

Yard, street: A yard extending along the side lot line between the front and rear yards, abutting a street right of way having a width as specified in the yard regulations for the district in which such lot is located. A street yard is an additional front yard for corner lots.



§150.704. - Off-Street Parking and Traffic Circulation Design Standards.

(F) Off-street parking and traffic circulation design standards.

(2) Curbing. All off-street parking areas designed to head-in parking Passenger Vehicle Parking Lots, including drive aisles and driveways, shall provide a 6 inch curb and gutter of adequate height as approved by the City Engineer or Director of Public Works and which is properly located to ensure that no part of any vehicle will project beyond the required setbacks of this Chapter. The City Engineer or Director of Public Works does not possess the authority to waive the required curbing. Truck Parking Lots do not require curb and gutter to be present.

§150.712. - Fencing Standards.

(C) Standards.

(3) Maximum height. Fences shall not exceed 4 feet in height except on corner lots where the height shall not exceed 3 1/2 feet within 30 feet of the intersection of the nearest right-of-way lines and intersection of nearest driveway/curb cut and right-of-way line (except alleyways). An exception is allowed for chain link or wrought iron type fencing which may be 4 feet in height up to any intersection, provided that the chain link is kept free of all vegetation or any other sight restrictions.

§150.1003. - Definitions

Directional sign (on site): Signs of three square feet or less, that do not exceed five feet in height, and are intended to facilitate the movement of vehicles and pedestrians on private property. A directional sign marking a vehicular entrance or exit may include a commercial message or logo of one square foot or less pertaining to an establishment located on the site, but is limited in number to one per entrance and one per exit. A "drive thru" sign of three square feet or less placed adjacent to or directly over the drive through lane shall be treated as a directional sign; otherwise, the sign will count as a freestanding or building sign, whichever is applicable.

§150.1006. - Signs Prohibited Under This Section.

- (A) *Obstructing signs*. Signs which obstruct the vision of drivers or pedestrians or detract from the visibility of any traffic control device.
- (B) *Beacons*.
- (C) *Pennants*. Except under §150.104011.
- (D) *Lights*. Strings of lights not permanently mounted to a rigid background, except holiday lights as specified in §150.1003.
- (E) *Vehicle signs*. Signs attached to or painted on vehicles visible from the public right-of-way unless vehicle is used for normal day-to-day transportation operations of the business.
- (F) *Inflatable signs*. Inflatable signs and tethered balloons, except when used as temporary sign as regulated in §150.104011.
- (G) *Portable signs*. Other portable signs, except when used as a temporary sign as regulated in §150.104011.
- (H) *Right-of-way signs*. Signs attached to trees, poles, or fences within the public right-of-way.

Table 150.1007(B)1

Table 150.1007 (B)1 Building Signs											
Design Dimensions	Zoning Districts										
	<u>RH</u>	SF <u>SR-3,</u> <u>SR-4</u> <u>&</u> <u>SR-6</u>	<u>TF- &</u> <u>MF</u> <u>TR-7,</u> <u>MR-</u> <u>8S &</u> <u>MR-</u> <u>8L</u>	<u>NC,</u> <u>OFC</u> <u>NO,</u> <u>PO &</u> <u>NB</u>	<u>PB</u> <u>&GB</u>	<u>CB</u>	<u>PI</u>	<u>GI &</u> <u>HI</u>	<u>I</u>	<u>PM 1,</u> <u>PM 2</u> <u>&</u> <u>PM 4</u>	<u>CC &</u> <u>TC</u>
Sign area per linear foot of wall on which sign is (square feet)	<u>2</u>	NA	NA	2	2	2	2	2	NA	2	2
Max total area per wall (square feet)	<u>24</u>	6	16	200	300	300	300	2,000	24	300	300
Number per establishment for each side of principal building not abutting a residential district	<u>1</u>	NA	1	1	2	2	2	2	2	2	2

Figure 150.1007(C)(1)a
(New chart to replace existing)



§150.1009. - Animated Signage.

Animated signs as defined in Section 150.1003 shall adhere to the following restrictions:

- (A) Messages displayed within the animated portion of the sign shall be static for a minimum of five seconds.
- (B) Graphics and images shall be static, no flashing or animation is allowed. There shall be an instantaneous change of display for all graphics/images/messages.
- (C) Illumination levels from the sign shall not exceed 0.5 foot-candles at the property line.

§150.100910. - Off-site advertising signs.

§150.104011. - Temporary signs.

§150.104112. - Community information signs.

§150.104213. - Illumination.

§150.104314. - Nonconforming signs.

§150.104415. - Special districts.

§150.104516. - Subdivision or development identification signs.

§150.104617. - Permit requirements.

§150.104718. - Enforcement.

BACKGROUND AND SUMMARY OF FINDINGS:

Section 150.013 lists all definitions for the overall Zoning Code. Passenger Vehicle Parking Lots and Truck Parking Lots were not separately defined in the 2006 version of the Zoning Ordinance because both fell within the On-Site Parking Lot definition. Staff defined them separately to further clarify additions to the text within Section 150.704(F)(2).

Section 150.704(F) details Off-Street Parking and Traffic Circulation Design Standards and (2) Curbing. In order to further clarify the text and design standards, Staff separated out standards for passenger vehicle parking lots and truck parking lots. The separation was written to keep all of the outlined requirements the same for passenger vehicle parking lots, but remove the requirement for truck parking lots to have curb and gutter present. Many of the existing industrial sites are developed without curb and gutter.

Additional changes to Section 150.013 are to the definitions of "Yard", "Yard, Front", "Yard, Rear", "Yard, Side", and the addition of "Yard, Street". No changes are taking place to the text portion of the definition for "Yard", "Yard, Front", "Yard, Rear", and "Yard, Side". However, "Yard, Street" is being added to further provide clarification for corner lots, as referenced in Table 150.405(C). All of these definitions now include graphics in order to provide easier interpretation. Several other definitions in this section already have graphics included within them and Staff saw a need to do the same with the yard definitions.

Section 150.712(C) Fencing Standards (3) Maximum Height outlines the requirements for fence heights based on type and placement in relation to intersections. The Community Development Department was not satisfied with this definition. It was recommended that language be added related to right-of-way lines and driveways/curb cuts in order to prevent vision triangle obstructions due to fences and provide further clarity overall.

Section 150.1003 lists all of the definitions related to signage. Within the definition for "Directional sign (on site)", there were only previously specifications for the maximum number of square feet the sign could be. Staff did not find this definition satisfactory, so a maximum height requirement was added to further clarify and define a "Directional sign (on site)".

Section 150.1007 displays tables that outline allowed signage on private property by district. There are three tables and one figure within the section, all are being edited to create easier to interpret tables/figures and establish greater consistency within the overall Zoning Code.

- Table 150.1007(A)1 displays Freestanding Signs based on Zoning Classification and design dimensions. The proposed revisions to the table include reordering and renaming the Zoning Districts to match Section 150.102 Standard Zoning District Categories, adding the Rural Holding District as a Zoning District Category, and lowering the height for freestanding signs to 10' in the Central Business District. Changes to the Central Business District signage are to help facilitate heights that match the context of the surrounding neighborhood. Presently, the majority of Central Business District zoned properties are within the Downtown Overlay District which already limits signage to 10'.

- Table 150.1007(B)1 displays Building Signs based on Zoning Classification and design dimensions. The proposed revisions to the table include reordering and renaming the Zoning Districts to match Section 150.102 Standard Zoning District Categories and adding the Rural Holding District as a Zoning District Category.
- Table 150.1007(C)1 displays Permitted Building and Freestanding Sign By Type and Zoning District. The proposed revisions to the table include reordering and renaming the Zoning Districts to match Section 150.102 Standard Zoning District Categories, adding the Rural Holding District as a Zoning District Category, permitting animated signage in the PB, GB, CB, PI, GI, HI, I, PM 1, PM 2, PM 4, CC, and TC Zoning Districts, and adding freestanding signage to the table. These changes are being proposed to establish more clarified requirements for freestanding signage and address the demand for more animated signage.
- Figure 150.1007(C)(1)a displays the Maximum Heights by Zoning Type. The proposed revisions to the table include reordering and renaming the Zoning Districts to match Section 150.102 Standard Zoning District Categories and adding the Rural Holding District as a Zoning District Category.

A new section for Animated Signs is proposed within the Zoning Code. Currently, Section 150.1009 details Off-Site Advertising Signs. The new Animated Sign section would replace it and all of the sections that follow Section 150.1009 will be moved down one section number.

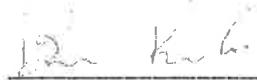
- Off-site advertising signs becomes Section 150.1010
- Temporary signs becomes Section 150.1011
- Community information signs becomes Section 150.1012
- Illumination becomes Section 150.1013
- Nonconforming signs becomes Section 150.1014
- Special districts becomes Section 150.1015
- Subdivision or development identification signs becomes Section 150.1016
- Permit requirements becomes 150.1017
- Enforcement becomes 150.1018

The new Section 150.1009 Animated Signs outlines the permitted Zoning Districts for placement of the signs and associated requirements. The requirements are to limit changing displays to a minimum of every five seconds, all graphics/images must be static in nature, and illumination levels cannot exceed 0.5 footcandles. Due to the increasing popularity of animated signage in recent years, Staff saw a need to create a separate section dedicated to Animated Signage. The requirements outlined within the section are based on conditions placed on previously approved special uses for animated signage.

Section 150.1006 outlines the Signs Prohibited Under This Section (Sign Code). There are no language changes to this section, only reference number edits due to the shifting that was required when Section 150.1009 Animated Signs was added and the previously mentioned sections were renumbered.

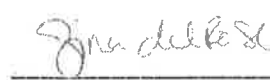
Based upon this information, planning staff recommends approval of case 2017-14.

Submitted by:



Ben Rohr,
Land Use Planner

Reviewed by:



Gina DelRose
Community Development Planner

ATTACHMENTS

1. Letter from Boone County Health Department, Pat Dashney, February 27, 2017.

ORDINANCE #342H

**AN ORDINANCE GRANTING A SPECIAL USE FOR
A PLANNED DEVELOPMENT WITHIN THE
CB, CENTRAL BUSINESS DISTRICT
(For Iron and Coal at 300 South Main Street and 320 Whitney Boulevard)**

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 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, to the use and to the enjoyment of adjoining property, are reviewed on a case by case basis and are permitted only by permission of the Belvidere City Council; and,

WHEREAS, the applicant and owner, Russell Caldwell, 8642 US Highway 20, Garden Prairie, IL 61038 has petitioned the City for a special use for a planned development to construct a restaurant and bar with outdoor seating and a drive through in addition to a banquet facility and animated signage; 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 14, 2017 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 for a planned development allowing indoor commercial entertainment, outdoor commercial entertainment and in-vehicles sales and services in addition to variances to increase the allowable square-footage of a sign, reducing the required bufferyard between outdoor commercial entertainment and residential properties and increasing the allowable fence height in addition to allowing three animated signs on the property shown in Attachment A and legally described as:

Lots One (1), Two (2), Three (3), Four (4), Five (5), Twelve (12) and Thirteen (13) in Block Eight (8) as designated upon the plat of Gilman's Addition to the Town, now City of Belvidere, as platted and recorded in the Recorder's Office of Boone County, State of Illinois; situated in the

County of Boone and the State of Illinois. (PINs: 05-25-355-004 and 05-25-355-003)

is hereby approved, subject to the following conditions:

1. The Planned Development shall be developed in substantial conformance with the site plan submitted March 4, 2017 unless otherwise noted Attachment B).
2. A full site plan shall be submitted to and approved by the staff (building, public works, police, fire, planning, etc.) prior to the issuance of building permits.
3. The Planned Development is granting only the following flexible standards:

Special Uses for: Indoor commercial entertainment (Section 150.105(C)(6)(B)(2)), Outdoor Commercial Entertainment (Section 150.105(C)(6)(B)(2)), In-vehicle sales and services (Section 150.105(C)(6)(B)(2)), and Animated signage in the Central Business District (Section 150.1007(C)(1)).

Variances for: An increase of 52 square feet for building signage (Section 150.1007(C)(1)), a decrease in the buffer required between residential and outdoor commercial entertainment properties from 300' to 100' (Section 150.204(D)(10)(A)(1)), and an increase in the maximum fence height from 7' to 9' above grade (Section 150.712(C)(3)(B)).

4. The proposed wood doors shall open inward instead of out in the public right-of-way, per the Department of Public Works request.

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 and publication in pamphlet form as provided by law.

PASSED by the City Council of the City of Belvidere this ____ day of _____, 2017.

APPROVED by the Mayor of the City of Belvidere this ____ day of _____, 2017.

Michael W. Chamberlain, Mayor

ATTEST:

Shauna Arco, City Clerk

Ayes: ____ Nays: ____ Absent ____

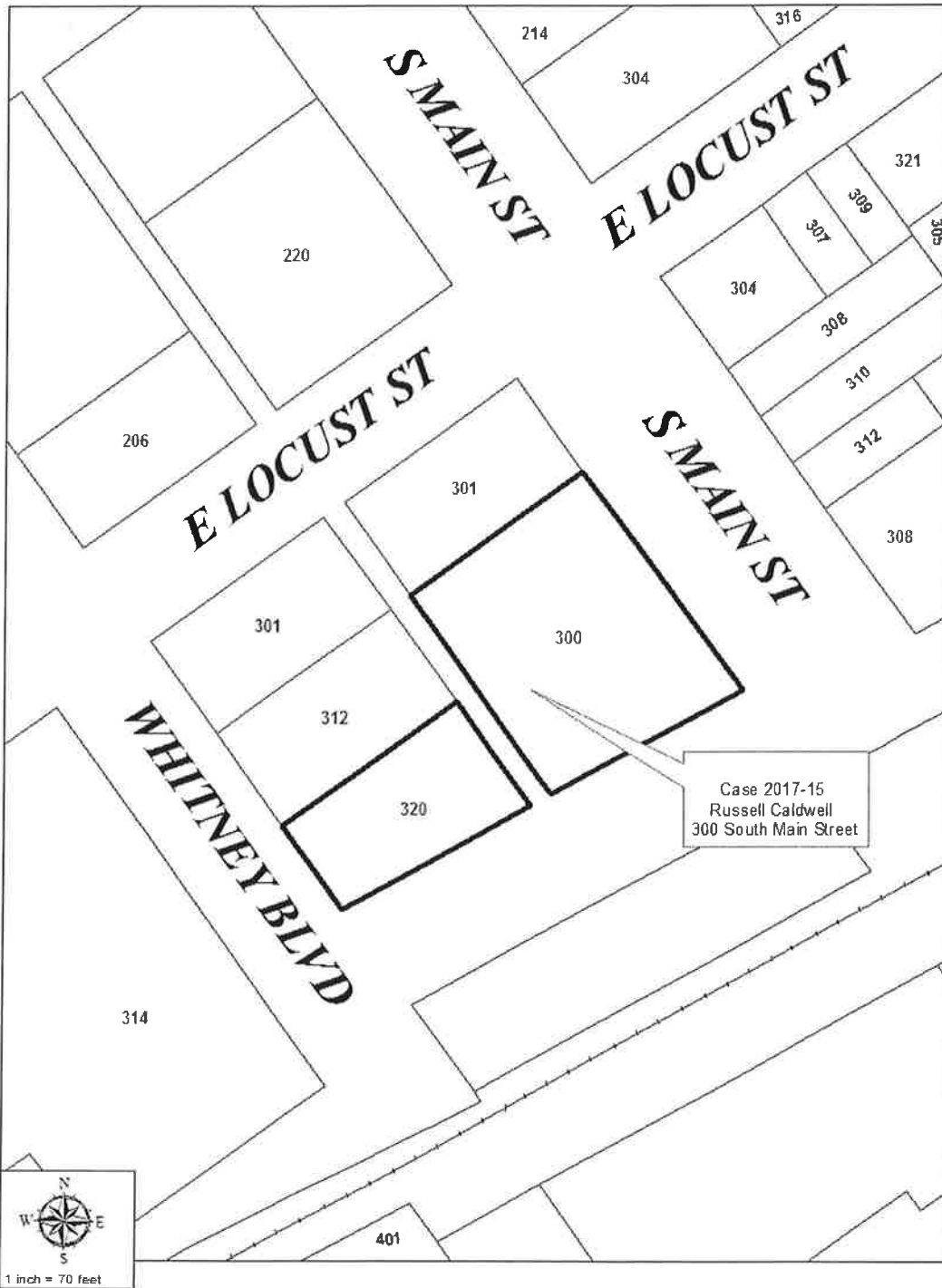
City Council Members Voting Aye: __

City Council Members Voting Nay: __

Date Published:

Sponsor: _____

ATTACHMENT A

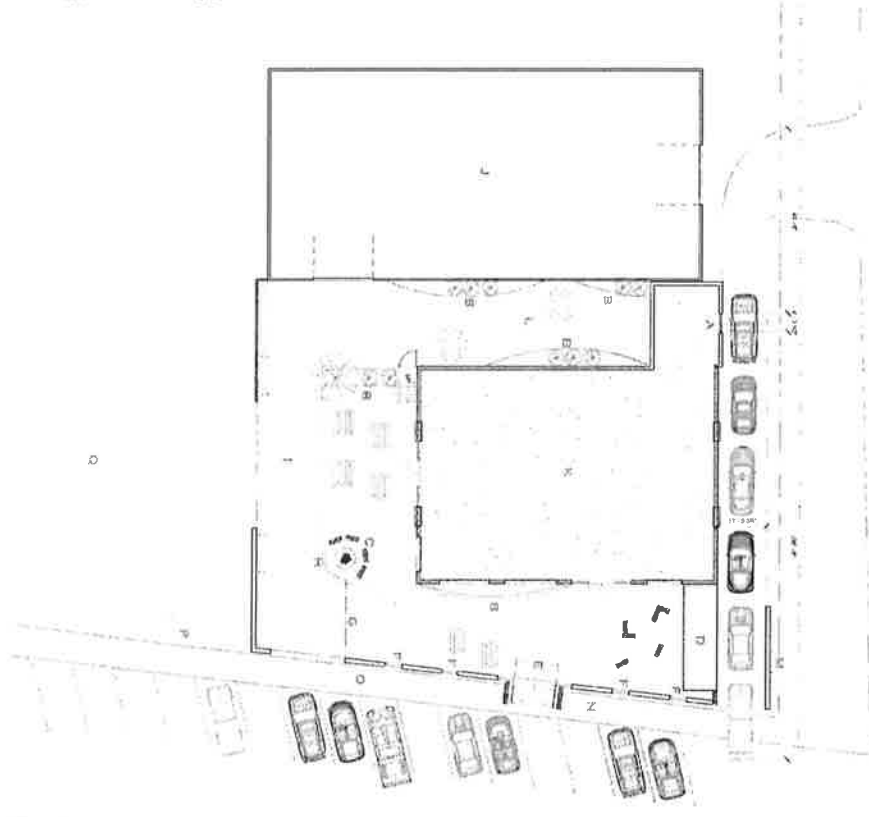
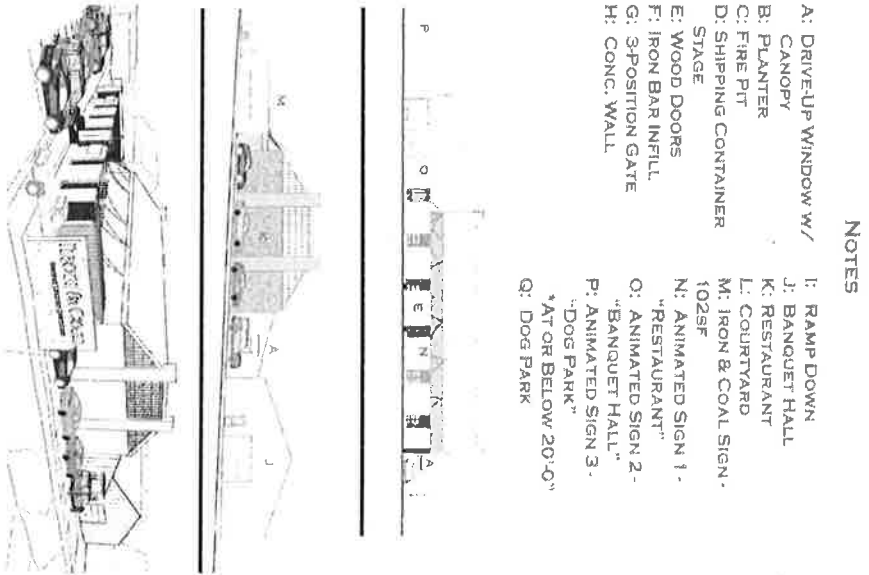


ATTACHMENT B

IRON & COAL

NOTES

- A: DRIVE-UP WINDOW w/ CANOPY
- B: PLANTER
- C: FIRE PIT
- D: SHIPPING CONTAINER STAGE
- E: WOOD DOORS
- F: IRON BAR INFILL
- G: 3-POSITION GATE
- H: CONC. WALL
- I: RAMP DOWN
- J: BANQUET HALL
- K: RESTAURANT
- L: COURTYARD
- M: IRON & COAL SIGN - 1029F
- N: ANIMATED SIGN 1 - "RESTAURANT"
- O: ANIMATED SIGN 2 - "BANQUET HALL"
- P: ANIMATED SIGN 3 - "DOG PARK"
* AT OR BELOW 20'0"
- Q: DOG PARK



 <small>Scale: 3/32017</small>	<p>OLLMANN ERNEST MARTIN Architects & Engineers 100 South Gate Street Bellevue, WA 98008 206-244-7100 Phone 206-244-7100 Fax</p>	<p>IRON & COAL Russell Caldwell 300 South Main Street Bellevue, WA 98008</p>	 <small>© 2017</small>
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MEMO

DATE: March 15, 2017
TO: Mayor and Members of the City Council
FROM: City of Belvidere Planning and Zoning Commission
SUBJECT: Recommendation—Case: 2017-15; Caldwell (SU)

REQUEST AND LOCATION:

Russell Caldwell, 8642 US Highway 20, Garden Prairie, IL 61038, is requesting a special use to permit a planned development in the CB, Central Business District at 300 South Main Street and 320 Whitney Boulevard. The planned development will allow for the construction of a banquet facility and restaurant with outdoor seating. Special uses of the planned development are the banquet facility and video gaming aspect of the restaurant which are considered indoor commercial entertainment, the outdoor seating area which will feature live entertainment is considered outdoor commercial entertainment and the restaurant's drive-through lane located along South Main Street is considered in-vehicle sales and services. Variances of the planned development include increasing the allowable square-footage of a sign from 50 square feet to 102 square feet, reducing the required buffer between outdoor commercial entertainment and residential properties from 300' to 100', and increasing the allowable fence height from 7' to 9' above grade. The planned development will also allow three animated signs to be located on the property. Belvidere Zoning Ordinance Sections 150.105(C)(6)(B)(2) Permitted as Special Use, Table 150.1007(B)(1) and Table 150.1007(C)(1) Signs Allowed on Private Property By District, 150.204(D)(10) Outdoor Commercial Entertainment (A)(1) Regulations, 150.712 (C) Fencing Standards (3)(B) Maximum Height and 150.904 Special Use Review and Approval Procedures.

RECOMMENDATION:

The planning and zoning commission recommended the **approval** of case number **2017-15** for a planned development at 300 South Main Street and 320 Whitney Boulevard subject to the following conditions:

1. The Planned Development shall be developed in substantial conformance with the site plan submitted March 4, 2017 unless otherwise noted.
2. A full site plan shall be submitted to and approved by the staff (building, public works, police, fire, planning, etc.) prior to the issuance of building permits.
3. The Planned Development is granting only the following flexible standards:

Special Uses for: Indoor commercial entertainment (Section 150.105(C)(6)(B)(2)), Outdoor Commercial Entertainment (Section 150.105(C)(6)(B)(2)), In-vehicle sales and services (Section 150.105(C)(6)(B)(2)), and Animated signage in the Central Business District (Section 150.1007(C)(1)).

Variances for: An increase of 52 square feet for building signage (Section 150.1007(C)(1)), a decrease in the buffer required between residential and outdoor commercial entertainment properties from 300' to 100' (Section 150.204(D)(10)(A)(1)),

and an increase in the maximum fence height from 7' to 9' above grade (Section 150.712(C)(3)(B)).

4. The proposed wood doors shall open inward instead of out in the public right-of-way, per the Department of Public Works request.

Motion to approve case 2017-15; Caldwell (SU) carried with a (5-0) roll call vote.

Andy Racz, Chairman
Belvidere Planning and Zoning Commission

CITY OF BELVIDERE
Community Development



BUILDING DEPARTMENT

PLANNING DEPARTMENT

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

March 8, 2017

ADVISORY REPORT

CASE NO: 2017-15 **APPLICANT:** Caldwell, 300 South Main St. and 320 Whitney Boulevard

REQUEST AND LOCATION:

Please find the attached information regarding the application of property owner, Russell Caldwell, 8642 US Highway 20, Garden Prairie, IL 61038, for a special use to permit a planned development in the CB, Central Business District at 300 South Main Street and 320 Whitney Boulevard. The planned development will allow for the construction of a banquet facility and restaurant with outdoor seating. Special uses of the planned development are the banquet facility and video gaming aspect of the restaurant which are considered indoor commercial entertainment, the outdoor seating area which will feature live entertainment is considered outdoor commercial entertainment and the restaurant's drive-through lane located along South Main Street is considered in-vehicle sales and services. Variances of the planned development include increasing the allowable square-footage of a sign from 50 square feet to 102 square feet, reducing the required buffer between outdoor commercial entertainment and residential properties from 300' to 100', and increasing the allowable fence height from 7' to 9' above grade. The planned development will also allow three animated signs to be located on the property. Belvidere Zoning Ordinance Sections 150.105(C)(6)(B)(2) Permitted as Special Use, Table 150.1007(B)(1) and Table 150.1007(C)(1) Signs Allowed on Private Property By District, 150.204(D)(10) Outdoor Commercial Entertainment (A)(1) Regulations, 150.712 (C) Fencing Standards (3)(B) Maximum Height and 150.904 Special Use Review and Approval Procedures.

EXISTING LAND USE ON SUBJECT PROPERTY AND ADJACENT PROPERTY:

Subject property: Salvage Yard

Adjacent property:

North: Residential

South: Municipal Owned Parking Lot

West: ComEd Substation, Residential, and the Dog Park

East: Residential

CURRENT ZONING ON SUBJECT PROPERTY AND ADJACENT PROPERTY:

Subject property: CB, Central Business District

Adjacent property:

North, South, and West: CB, Central Business District

East: SR-6, Single-family residential-6 District

COMPREHENSIVE PLAN ON SUBJECT PROPERTY AND ADJACENT PROPERTY:

Subject property: Central Mixed Use

Adjacent property:

North, South, and West: Central Mixed Use

East: Single Family Residential

BACKGROUND:

The subject properties are located at 300 South Main Street and 320 Whitney Blvd. They combine to be 0.59 acres in size. 300 South Main Street currently sits as a salvage yard within a mixed-use neighborhood. The applicant, Russell Caldwell, owns the All Paws Pet Wash and Dog Park to the west (320 Whitney Blvd.) and has purchased the 300 South Main Street property. He is proposing the construction of a banquet facility and restaurant with outdoor seating.

The applicant is requesting a Planned Development with multiple Special Uses and Variances:

Requesting Special Use Permits for:

Indoor Commercial Entertainment:

- Banquet facility and restaurant that serves liquor with video gaming

Outdoor Commercial Entertainment:

- Outdoor seating area with live entertainment

In-Vehicle Sales and Services:

- Drive-through lane (along South Main Street)

Animated Signage:

- Proposing 3 total animated signs in the Central Business District

Requesting Variances for:

Outdoor Commercial Entertainment:

- Reducing the required buffer between outdoor commercial entertainment and residential properties from 300' to 100'

Signage:

- Increasing the allowable business wall signage from 50 square feet to 102 square feet

Fencing:

- Allowing fence height to exceed the 7' maximum and be 9' above grade (existing)

Currently, there is one existing 5,000 square foot building on the northern side of the property. It is proposed to stay in its location, but be completely renovated on the interior to house a 160-200 seat banquet facility. The exterior of the building will be cleaned up, but stay intact for the most part, as to keep the old industrial feel of the property.

Directly next to the existing building is the proposed construction of a new 3,500 square foot building to house the new 90 seat restaurant/coffee shop. The exterior will be constructed of a mixture of masonry, glass, and stone standing 24' tall, matching the industrial feel of the entire development. Attached to the northern façade of the building is a 144' long drive-thru between one existing curb cut and the Municipal-owned parking lot along South Main Street. The drive-thru window is expected to have an awning that will not fall within 10' from the right-of-way, per Section 150.204 (8)(A)(7).

The main entrance to the restaurant will be along the southern façade facing the Municipal-owned parking lot. Along the cement fence will be wooden doors allowing access to the

development. Farther west along the fence, toward the southwestern corner of the property is an opening that will allow banquet visitors to enter the development. The back (western side) of the outdoor seating area will be on separate grades to allow for banquet traffic to be separated by a swinging door from restaurant seating, allowing greater flexibility for events. The elevated seating area will have a view of the Dog Park because of a temporary opening in the western side of the cement fence.

The remainder of the lot is to become paved outdoor seating with an estimated 40 seats, landscaping, shipping container stage, a fire pit, and courtyard (between the buildings). The 9' cement wall fence that currently lines the south and western property lines is proposed to stay. Along the fence are gaps that are currently filled in with corrugated steel. They will be replaced by iron bars to allow light to enter the outdoor seating area, but tie into the industrial atmosphere.

The restaurant and catering kitchen serving liquor and coffee within the new building does not require a special use, however the video gaming within it does. There will be a maximum of 5 video gaming machines, meeting the Illinois State Statue requirements. The restaurant will include a hometown, upscale feel that serves traditional American food, coffee, and even homemade ice cream. The proposed hours of operation for the entire property are from 5AM – 2AM. Coffee is expected to be served in the early hours of the day. The use transitions into a restaurant from lunch onward. The outdoor space will feature local music in the shipping container stage with some outdoor lighting. The applicant has agreed to submission of a final lighting plan that will meet all requirements of the Zoning Ordinance.

Noise levels will not be permitted to exceed the levels outlined in accordance with Section 150.709 of the Belvidere Zoning Code. Due to the shipping container stage that funnels noise away from the residential properties, the buildings acting as a noise buffer, and the 9' tall cement wall surrounding all of the outdoor seating area, staff believes that noise will not be an issue with this use. Additionally, because of the noise and visual buffering, the requirement in Section 150.204(D)(10) of a 300' buffer between outdoor commercial entertainment and residential land uses, is proposed to change to only 100'.

A landscaping plan is not required for lots zoned Central Business District. However, a storm water runoff plan will need to be provided to the Public Works Department prior to construction. With the addition of the added impervious surfaces, there is an expectation that plantings will be required in order to collect this new runoff. The proposed plan does include landscaping between the two buildings and in the rear of the new building.

In the Central Business District, parking is not required because of the availability of on-street parking and Municipal-owned lots. Directly to the south of the property is a Municipal-owned lot with 61 parking spaces, lighting, and access to both South Main Street and Whitney Blvd. The applicant and the City are currently in negotiations regarding potentially resurfacing it. Additionally, in the alley directly between the two properties will be the location of the dumpsters. The placement and screening of the dumpsters will be included in the negotiations between the applicant and the City.

As far as signage goes, there are also three animated signs being proposed, but all for separate elements of the planned development. One animated sign will serve the restaurant, the other the banquet facility, and the final one to highlight the Dog Park. Due to the variety of uses within the development, three animated signs will have custom messages tailed to each use. All will operate in accordance with all Zoning Ordinance requirements.

Additionally, a large 102 square foot business wall sign is proposed on the southeast corner of the property. Although it is much larger than the 50 square foot sign allowed in Section 150.1007(B)(1) (two square feet per linear foot of wall), it acts as the focal point sign for the entire development. It will be etched into the existing cement wall reading "Iron and Coal" and fit the context of the industrial feel to the development.

Overall, the development as it is presently shown may take a phased approach over time depending on the scope and financing available for the final plans.

TREND OF DEVELOPMENT:

The property is located within the Central Business District along South Main Street. This is one of the main corridors for traveling from one side of Belvidere to the other. No development has occurred in this location for many years; however there are similar restaurant uses in close proximity. This type of development may not have ever happened in this area before, but it could be a catalyst to future development like it along South Main Street and in the Central Business District.

COMPREHENSIVE PLAN:

The subject property is designated as "Central Mixed Use" by the City of Belvidere Comprehensive Plan. The Central Mixed Use category encourages pedestrian-orientated indoor commercial, office, institutional and residential uses with streetscaping and low-key signage.

FLEXIBLE DEVELOPMENT STANDARDS:

According to Section 150.907 (B)(1)(A) of the City of Belvidere Zoning Ordinance, new and alternative standards may be approved for a development by the city. The applicant is requesting the following standards specific to this project.

Zoning Ordinance:

- **Article I, Section 150.105(C)(6) Central Business District (B) Permitted as Special Use (2) Indoor commercial entertainment**

The applicant would like to construct a restaurant serving liquor, coffee, and include video gaming. An existing building will be converted to banquet facility.

- **Article I, Section 150.105(C)(6) Central Business District (B) Permitted as Special Use (2) Outdoor commercial entertainment**

The applicant would like to construct an outdoor entertainment and seating area adjacent to the restaurant. Live music and events are anticipated.

- **Article I, Section 150.105(C)(6) Central Business District (B) Permitted as Special Use (2) In-vehicle sales or service**

The applicant would like to construct an attached drive-thru to the restaurant.

- **Article I, Section 150.204(D)(10) Outdoor Commercial Entertainment (A)(1) Regulations**

Activity areas shall not be located closer than 300 feet to a residentially zoned property.

The applicant is requesting to deviate from the minimum residential buffer of 300' for outdoor commercial entertainment uses to 100'.

- **Article I, Section 150.1007 Signs Allowed on Private Property By District, Table (B)(1) Building Signs**

Building sign square footage within the Central Business District cannot exceed 50 square feet based on the two square foot per linear foot of business wall.

The applicant is requesting a sign etched into the cement fence that is 102 square feet, exceeding the code's requirement by 52 square feet.

- **Article I, Section 150.1007 Signs Allowed on Private Property By District, Table (C)(1) Permitted Building Signs By Type and Zoning District**

Animated signage in the Central Business District requires application for Special Use.

The applicant is requesting 3 animated signs combined between the two parcels, one for the restaurant, banquet facility, and Dog Park (not to exceed 20' in height). They will act as marquee signs for the different uses in the development.

- **Article I, Section 150.712 (C) Fencing Standards (3)(B) Maximum Height**

Within the side or rear yard of a commercially or institutionally zoned property, the maximum height is seven feet, except that security fences may exceed this height.

The applicant is requesting to keep the existing cement fencing that is 9' above grade.

FINDINGS OF FACT:

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

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

The requested Special Use for indoor commercial entertainment with video gaming, outdoor commercial entertainment, and in-vehicle sales or service is not unreasonable for this location because of the nature of the Central Business District. The development is located in a district where entertainment uses are very common and often encouraged.

The new development will be surrounded by a mix of uses and within close proximity to many other similar uses. The opening of a new banquet facility and restaurant will not negatively impact these land uses because of the buffers installed, orientation of the buildings, and high quality building materials utilized. Operating these new businesses, building these new buildings, and investing this much time and money into this parcel will be significantly beneficial to the adjacent neighborhood and downtown Belvidere as a whole.

The request for the additional animated signage is not unreasonable for this type of development because there are several different uses within it. Three animated signs are being proposed, but all for separate elements of the planned development. One animated sign will serve the restaurant, the other the banquet facility, and the final one to highlight the Dog Park. All will have low impact to the surrounding community and operate in accordance with all Zoning Ordinance requirements.

Additionally, the large business sign is not unreasonable. The proposed sign is 102 square feet and the Zoning Ordinance only allows business signage up to 50 square feet (2 square feet per linear foot of wall), but this sign will fit the size and scale of the development. It will be etched into the existing cement wall and fit the context of the industrial feel. This will be a significant improvement to the property's current condition.

The request to exceed the maximum fence height above seven feet is not unreasonable for this specific development because of the buffer it will create between the residential properties in close proximity to the development. Staff is not aware of any problems the existing cement fence has created.

The request to deviate from the minimum residential buffer between outdoor entertainment and residential land uses is not unreasonable. The development will be fully enclosed and not visible to any of the residential properties because of the 9' tall cement fence and the orientation of the stage and buildings. This will also significantly buffer the noise levels produced. To note, all noise and light levels must fully comply with all Zoning Ordinance requirements to protect the residential neighbors.

- B. Findings: The requested Planned Development, 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 properties to the north, south, and west as Central Mixed Use and the eastern properties all Single Family Residential. The planned development is in compliance with the Comprehensive Plan in terms of providing pedestrian-orientated indoor commercial uses with streetscaping.

- C. Findings: The Planned Development will not in its proposed location and as depicted on the required site plan, completely 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 development is located along South Main Street which can accommodate the anticipated level of traffic generated by the development. Although the development is requesting increased levels of signage, the overall designs of these improvements are not out of character with the community or excessive in nature. The residential buffer for outdoor

commercial entertainment being located significantly closer than allowed by code fits the context of the mixed-use neighborhood. This specific development still provides substantial buffers for the residential properties. The fence, although taller than seven feet, will act as a buffer for sound, vision, and light for the residential properties in close proximity to the development.

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

Planning staff does not anticipate the planned development impeding future development. It will provide a significant enhancement to the conditions of the existing property without negatively affecting the surrounding land uses.

- E. Findings:** The proposed Planned Development 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 Planned Development is located on a parcel not currently serviced by Municipal water and sewer. The Public Works Department is aware of this and plans to install new connections at the cost of the developer.

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

The signage, while exceeding the total number and size permitted by the Zoning Ordinance, will fit into the context of the overall development. The residential buffer for outdoor commercial entertainment being located significantly closer than allowed by code fits the context of the mixed-use neighborhood. This specific development still provides substantial buffers for the residential properties. The fence, although taller than seven feet, will act as a buffer for sound, vision, and light for the residential properties in close proximity to the development.

SUMMARY OF FINDINGS:

The requested Special Use for indoor commercial entertainment with video gaming, outdoor commercial entertainment, and in-vehicle sales or service is not unreasonable for this location because of the nature of the Central Business District. The development is located in a district where entertainment uses are very common and often encouraged.

The new development will be surrounded by a mix of uses and within close proximity to many other similar uses. The opening of a new banquet facility and restaurant will not negatively impact these land uses because of the buffers installed, orientation of the buildings, and high quality building materials utilized. Operating these new businesses, building these new buildings, and investing this much time and money into this parcel will be significantly beneficial to the adjacent neighborhood and downtown Belvidere as a whole.

The development is located along South Main Street which can accommodate the anticipated level of traffic generated by the development. Although the development is requesting increased levels of signage, the overall designs of these improvements are not out of character with the community or excessive in nature. The residential buffer for outdoor commercial entertainment being located significantly closer than allowed by code fits the context of the mixed-use neighborhood. This specific development still provides substantial buffers for the residential properties. The fence, although taller than seven feet, will act as a buffer for sound, vision, and light for the residential properties in close proximity to the development. Staff is not aware of any problems the existing cement fence has created.

Planning staff does not anticipate the planned development impeding future development. It will provide a significant enhancement to the conditions of the existing property without negatively affecting the surrounding land uses.

RECOMMENDATION:

Planning staff recommends the **approval** of case number **2017-15** subject to the following conditions:

1. The Planned Development shall be developed in substantial conformance with the site plan submitted March 4, 2017 unless otherwise noted.
2. A full site plan shall be submitted to and approved by the staff (building, public works, police, fire, planning, etc.) prior to the issuance of building permits.
3. The Planned Development is granting only the following flexible standards:

Special Uses for: Indoor commercial entertainment (Section 150.105(C)(6)(B)(2)), Outdoor Commercial Entertainment (Section 150.105(C)(6)(B)(2)), In-vehicle sales and services (Section 150.105(C)(6)(B)(2)), and Animated signage in the Central Business District (Section 150.1007(C)(1)).

Variances for: An increase of 52 square feet for building signage (Section 150.1007(C)(1), a decrease in the buffer required between residential and outdoor commercial entertainment properties from 300' to 100' (Section 150.204(D)(10)(A)(1)), and an increase in the maximum fence height from 7' to 9' above grade (Section 150.712(C)(3)(B)).

4. The proposed wood doors shall open inward instead of out in the public right-of-way, per the Department of Public Works request.

Submitted by:


Ben Rohr,
Community Land Use Planner

Reviewed by:

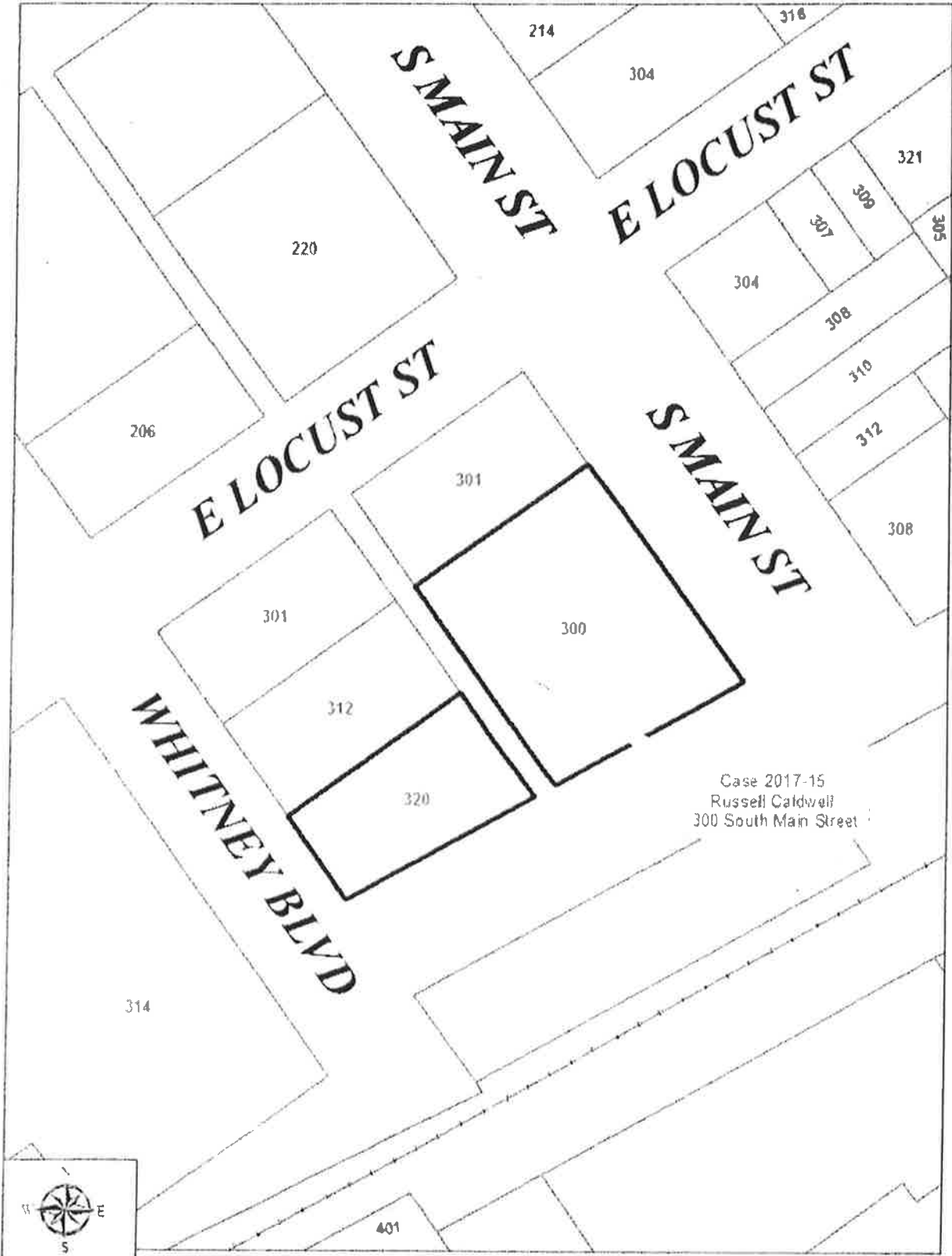

Gina DelRose,
Community Development Planner

PLANNING AND ZONING COMMISSION/CITY COUNCIL ACTION

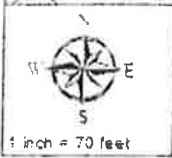
The Planning and Zoning Commission shall make and forward findings of fact as to the compliance of the proposed planned development with the standards and make a recommendation to the City Council. The City Council shall review the findings and recommendation and may accept or reject the findings and recommendation of the Planning and Zoning Commission in whole or in part; or the City Council may refer the matter back to the Planning and Zoning Commission for further consideration. Any approval shall be considered the approval of a unique request and not be construed as precedent for any other proposed planned development.

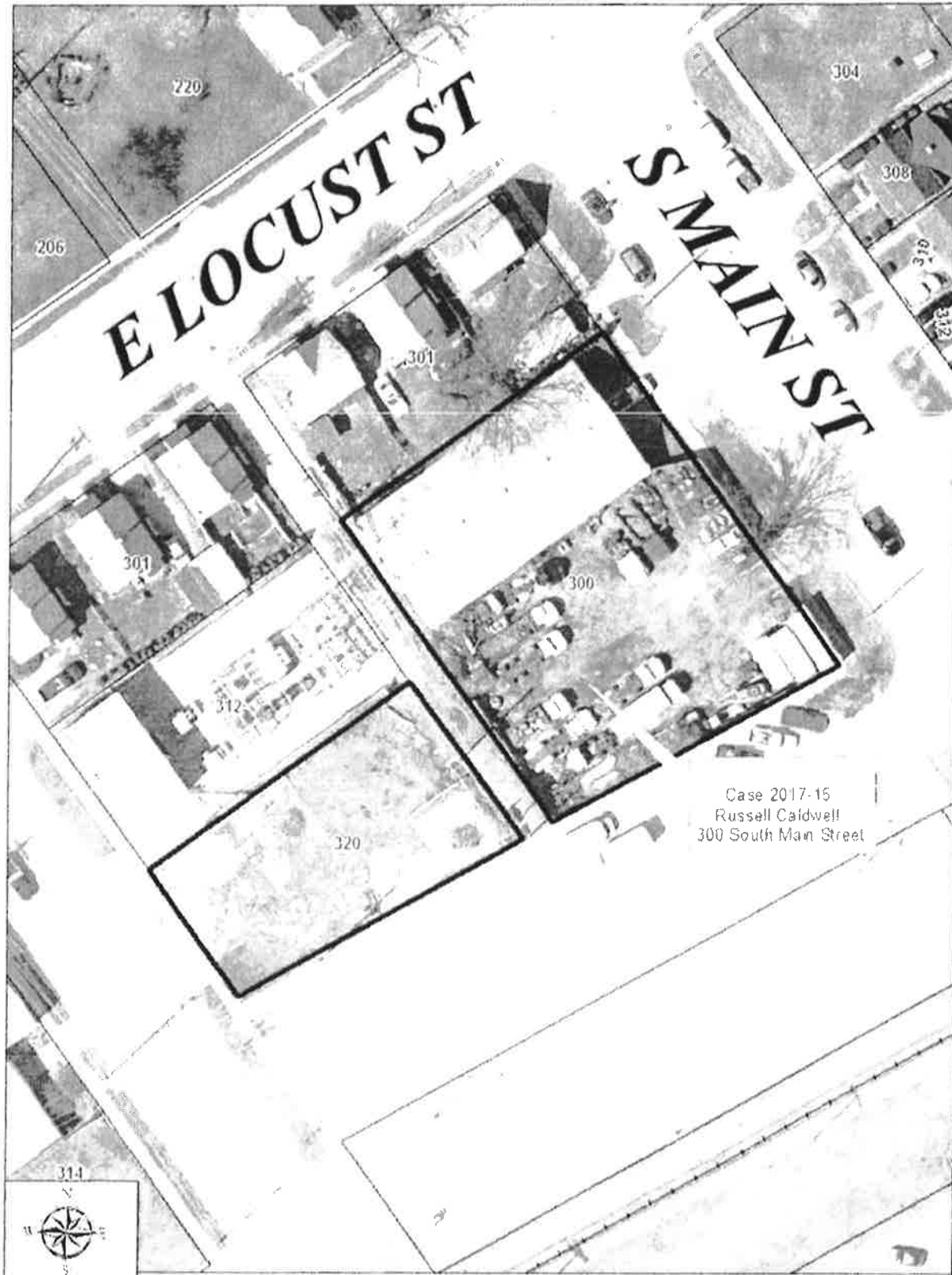
ATTACHMENTS:

1. Location Map by Planning Staff.
2. Aerial Photo by Planning Staff.
3. Narratives as Submitted by the Applicant.
4. Site Plan and Building Renderings Submitted by the Applicant.
5. Letter submitted by the Boone County Soil and Water Conservation District, Jennifer Becker, February 15, 2016.
6. Letter submitted by the Boone County Health Department, Pat Dashney, February 27, 2017.
7. Memo submitted by the City of Belvidere Department of Public Works, Brent Anderson, February 20, 2017.



Case 2017-15
Russell Caldwell
300 South Main Street





Case 2017-15
Russell Caldwell
300 South Main Street



Iron & Coal [PLANNED COMMUNITY DEVELOPMENT]

300 South Main Street Belvidere, Illinois 61008

General Description:

Iron & Coal is slated to be something just a bit different, but even more special for Boone County. The property will speak volumes to the city's history, as it is set in the town's original iron and coal bin. It will feature a unique and historic façade that is indicative of the downtown area. Our hope is that it will not only come alongside the local, downtown business owners, but spur further growth and excitement. The property will include a hometown, upscale feel with traditional American food. The atmosphere is set to be family friendly with options for old and young alike—craft beers, great coffee, even better food, and homemade ice cream. The property features an outdoor space to host local music and to encourage community.

In addition, we hope to make use of the existing structure on the property and renovate it into a much requested, local venue space. The exterior of this space will be renovated to fit in with the historic nature of the property. The venue will be catered by Iron & Coal with input from the best in the area, Sheri Casey.

We see this property as being something special for Boone County and specifically for the city of Belvidere. As long-time business owners and residents of Boone County we anticipate great things for this city!

Special Use Requests:

1. Indoor Commercial Entertainment

Iron & Coal will feature a higher-class dining experience, including a bar, gaming, and a banquet facility.

2. Outdoor Commercial Entertainment

Iron & Coal will feature a beautiful outdoor space that will include seating, a beer garden, and greenspace. The space will feature an area for outdoor music. The stage will face away from the surrounding areas, directed back towards the property. The existing stone facades (that we are hoping to keep as historic elements) will act as sound barriers, which will help foster a low-impact noise area. It is worthy to note that an adjacent business has a similar outdoor beer garden and music venue and to our knowledge, has had no problems with the community.

3. In-Vehicle Sales/Service/Drive-Thru

The front of the building facing Main Street will feature a drive-thru offering a limited menu and coffee.

Variance Requests:

1. Signs (Please see sign locations on included drawing)

a. Iron & Coal Sign

The Iron & Coal sign will be etched into the existing stone structure. Our hope is that you will consider the size of the sign factored into the entire width of the development. As you can see, it is fitting with the vibe of the project and think it is esthetically pleasing to the development. The size of the sign will not exceed 125 square feet.

2. Drive-Thru

Iron & Coal is hoping to accommodate 60' – 80' behind and meet the 40' past requirement for a traditional Drive-Thru. Our hope is to incorporate technology (i.e. phone apps and pre-ordering) to expedite the drive-thru process.

Final Items:

1. Animated Signs

Iron & Coal is hoping to incorporate animated signs throughout the property. The animated signs will be low-impact/non-flashy signs that welcome and direct guests through the planned community development. See listed items below.

a. Animated 1 (AM1) Restaurant Sign

The AM1 Restaurant Sign is a low-impact digital sign located at the main entrance of the property.

b. Animated 2 (AM2) Banquet Sign

The AM2 Banquet Sign is a low-impact digital sign located at the main and separate entrance to the banquet facility. This will be used to welcome guests ie: "Welcome Smith Family Reunion."

c. Animated 3 (AM3) Pet Park Sign

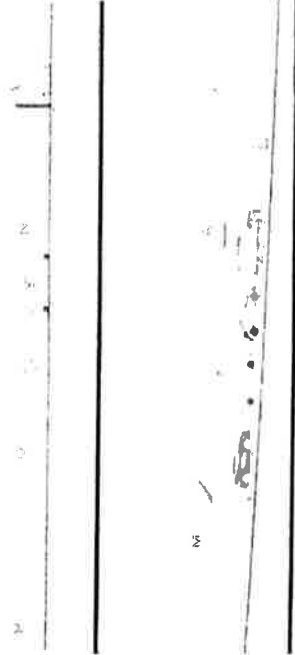
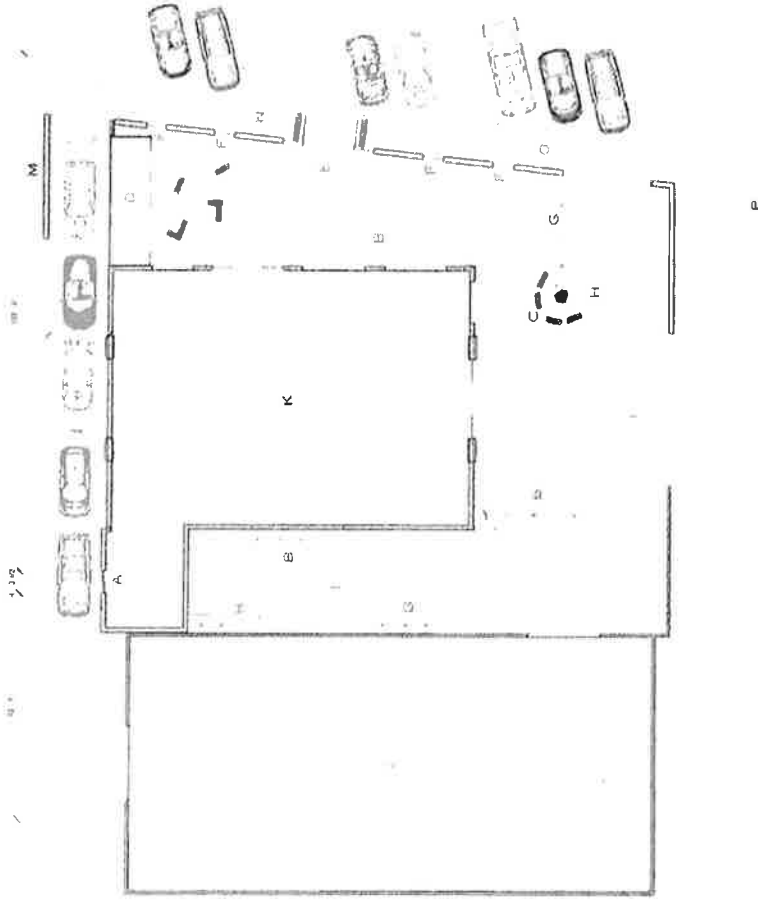
The AM3 Pet Park Sign is a low-impact digital sign located at the main entrance of the All Paws Pet Wash Pet Park slated to be included in the planned community development.

IRON & COAL

NOTES

- A: DRIVE-UP WINDOW W/ CANOPY
- B: PLANTER
- C: FIRE PIT
- D: SHIPPING CONTAINER STAGE
- E: WOOD DOORS
- F: IRON BAR INFILL
- G: 3-POSITION GATE
- H: CONC. WALL
- I: RAMP DOWN
- J: BANQUET HALL
- K: RESTAURANT
- L: COURTYARD
- M: IRON & COAL SIGN 1025F
- N: ANIMATED SIGN 1 - "RESTAURANT"
- O: ANIMATED SIGN 2 - "BANQUET HALL"
- P: ANIMATED SIGN 3 - "DOG PARK"
- Q: DOG PARK

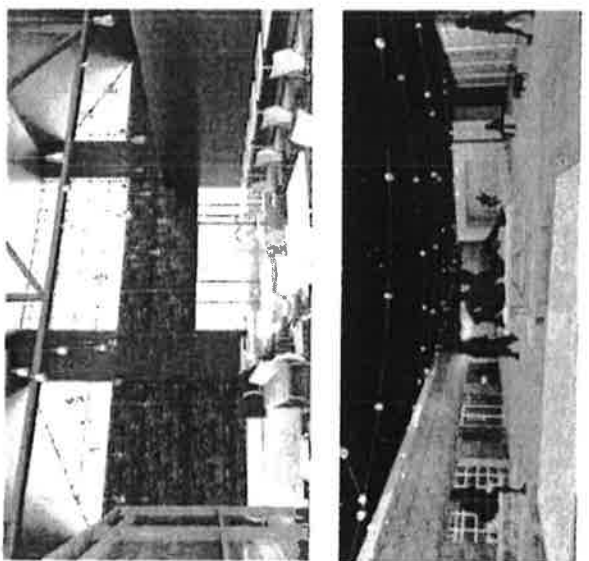
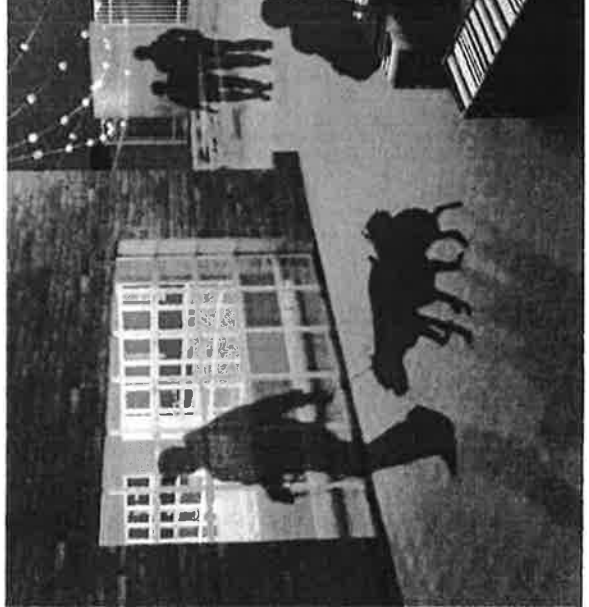
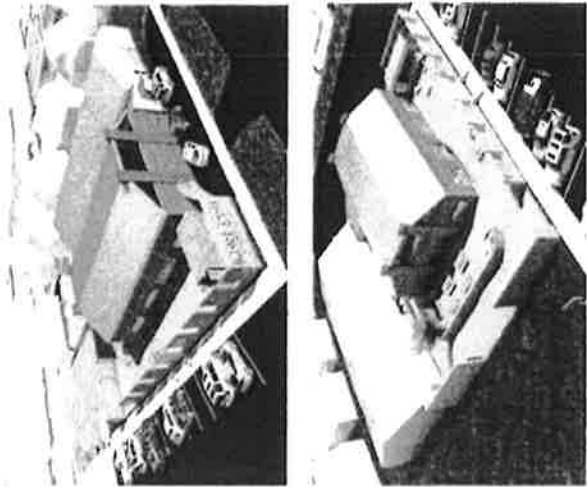
SOUTH MAIN STREET



	IRON & COAL Russell Caldwell 300 South Main Street, Belvidere, Illinois 61008	ARCHITECTS & ENGINEERS OLLMANN ERNEST MARTIN Architects & Engineers 509 South State Street Belvidere, Illinois 61008 815.244.7122 Fax 815.244.7122 Tel	Date: 3-3-2017 Revision:
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Design and appearance is subject to change.
 Note: Fields are required for professional quality.

IRON & COAL



 Boone County
Soil & Water
Conservation District

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

February 15, 2017, 2017

City of Belvidere Planning Department
401 Whitney Blvd.
Belvidere, IL 61008

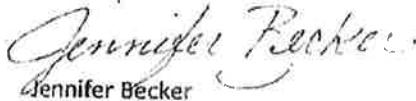
SWCD NRI #1532

Dear Sir/Madam,

Russell Caldwell has submitted request for a Natural Resource Information Report for planned development and variances for 300 South Main Street in Belvidere, Illinois. We will submit a written reply to your office as indicated below:

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

Sincerely,



Jennifer Becker

Boone County Soil & Water
Conservation District

Re: Russell Caldwell



Boone County
DEPARTMENT OF
PUBLIC HEALTH

1204 Logan Avenue ♦ Belvidere, Illinois 61008

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

February 27, 2017

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

FAX 815-547-0780

Re: Case: 2017-15, Caldwell , 300 South Main Street and 320 Whitney Boulevard

Dear Gina,

We are in receipt of the special use request for the above referenced case. Our office has no objections or comments on this request. However, prior to operation of the banquet facility and restaurant a to scale plan (of the layout of the store) 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 foodstore 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.

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) *Class A:* Fixed location food establishments which serve drinks only or food and drinks such as restaurants and taverns or other establishments of which the primary activity is food service.

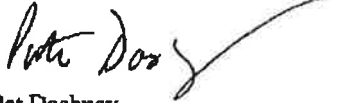
RE:

Date: Page 2 of 2

- A1: Food and drink, 0--50 seats.
- A2: Food and drink, 51--100 seats.
- A3: Food and drink, more than 100 seats.
- A4(a): Beverage/prepackage, no prep.
- A4(b): Sit down drink, no prep-reheat foods

Our office has no objections or comments on this request.

Thank you,



Pat Dashney
Director of Departmental Operators
skm

Memo

To: Glna DelRose, Community Development Planner
From: Brent Anderson, Director of Public Works
Date: February 27, 2017
Re: Case #2017-15, Caldwell

Having reviewed the Special Use Request, I would offer the following comments:

1. Connection fees will need to be paid prior to issuance of a building permit for this development. Connection fees will be based on the size of the domestic water meter.
2. The owner will need to provide detention for any increase in storm water runoff from the existing condition to the fully improved condition.
3. The proposed wood doors shall open in instead of out in the public right-of-way.
4. Driveways shall be constructed in accordance with city standards.

MEMO

DATE: March 15, 2017
TO: Mayor and Members of the City Council
FROM: City of Belvidere Planning and Zoning Commission
SUBJECT: Findings of Fact—Case: 2017-15; Caldwell (SU)

REQUEST AND LOCATION:

Russell Caldwell, 8642 US Highway 20, Garden Prairie, IL 61038, is requesting a special use to permit a planned development in the CB, Central Business District at 300 South Main Street and 320 Whitney Boulevard. The planned development will allow for the construction of a banquet facility and restaurant with outdoor seating. Special uses of the planned development are the banquet facility and video gaming aspect of the restaurant which are considered indoor commercial entertainment, the outdoor seating area which will feature live entertainment is considered outdoor commercial entertainment and the restaurant's drive-through lane located along South Main Street is considered in-vehicle sales and services. Variances of the planned development include increasing the allowable square-footage of a sign from 50 square feet to 102 square feet, reducing the required buffer between outdoor commercial entertainment and residential properties from 300' to 100', and increasing the allowable fence height from 7' to 9' above grade. The planned development will also allow three animated signs to be located on the property. Belvidere Zoning Ordinance Sections 150.105(C)(6)(B)(2) Permitted as Special Use, Table 150.1007(B)(1) and Table 150.1007(C)(1) Signs Allowed on Private Property By District, 150.204(D)(10) Outdoor Commercial Entertainment (A)(1) Regulations, 150.712 (C) Fencing Standards (3)(B) Maximum Height and 150.904 Special Use Review and Approval Procedures.

FLEXIBLE DEVELOPMENT STANDARDS:

According to Section 150.907 (B)(1)(A) of the City of Belvidere Zoning Ordinance, new and alternative standards may be approved for a development by the city. The applicant is requesting the following standards specific to this project.

Zoning Ordinance:

- **Article I, Section 150.105(C)(6) Central Business District (B) Permitted as Special Use (2) Indoor commercial entertainment**

The applicant would like to construct a restaurant serving liquor, coffee, and include video gaming. An existing building will be converted to banquet facility.

- **Article I, Section 150.105(C)(6) Central Business District (B) Permitted as Special Use (2) Outdoor commercial entertainment**

The applicant would like to construct an outdoor entertainment and seating area adjacent to the restaurant. Live music and events are anticipated.

- **Article I, Section 150.105(C)(6) Central Business District (B) Permitted as Special Use (2) In-vehicle sales or service**

The applicant would like to construct an attached drive-thru to the restaurant.

- **Article I, Section 150.204(D)(10) Outdoor Commercial Entertainment (A)(1) Regulations**

Activity areas shall not be located closer than 300 feet to a residentially zoned property.

The applicant is requesting to deviate from the minimum residential buffer of 300' for outdoor commercial entertainment uses to 100'.

- **Article I, Section 150.1007 Signs Allowed on Private Property By District, Table (B)(1) Building Signs**

Building sign square footage within the Central Business District cannot exceed 50 square feet based on the two square foot per linear foot of business wall.

The applicant is requesting a sign etched into the cement fence that is 102 square feet, exceeding the code's requirement by 52 square feet.

- **Article I, Section 150.1007 Signs Allowed on Private Property By District, Table (C)(1) Permitted Building Signs By Type and Zoning District**

Animated signage in the Central Business District requires application for Special Use.

The applicant is requesting 3 animated signs combined between the two parcels, one for the restaurant, banquet facility, and Dog Park (not to exceed 20' in height). They will act as marquee signs for the different uses in the development.

- **Article I, Section 150.712 (C) Fencing Standards (3)(B) Maximum Height**

Within the side or rear yard of a commercially or institutionally zoned property, the maximum height is seven feet, except that security fences may exceed this height.

The applicant is requesting to keep the existing cement fencing that is 9' above grade.

FINDINGS OF FACT:

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

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

The requested Special Use for indoor commercial entertainment with video gaming, outdoor commercial entertainment, and in-vehicle sales or service is not unreasonable for this location because of the nature of the Central Business District. The development is located in a district where entertainment uses are very common and often encouraged.

The new development will be surrounded by a mix of uses and within close proximity to many other similar uses. The opening of a new banquet facility and restaurant will not negatively impact these land uses because of the buffers installed, orientation of the buildings, and high quality building materials utilized. Operating these new businesses, building these new buildings, and investing this much time and money into this parcel will be significantly beneficial to the adjacent neighborhood and downtown Belvidere as a whole.

The request for the additional animated signage is not unreasonable for this type of development because there are several different uses within it. Three animated signs are being proposed, but all for separate elements of the planned development. One animated sign will serve the restaurant, the other the banquet facility, and the final one to highlight the Dog Park. All will have low impact to the surrounding community and operate in accordance with all Zoning Ordinance requirements.

Additionally, the large business sign is not unreasonable. The proposed sign is 102 square feet and the Zoning Ordinance only allows business signage up to 50 square feet (2 square feet per linear foot of wall), but this sign will fit the size and scale of the development. It will be etched into the existing cement wall and fit the context of the industrial feel. This will be a significant improvement to the property's current condition.

The request to exceed the maximum fence height above seven feet is not unreasonable for this specific development because of the buffer it will create between the residential properties in close proximity to the development. Staff is not aware of any problems the existing cement fence has created.

The request to deviate from the minimum residential buffer between outdoor entertainment and residential land uses is not unreasonable. The development will be fully enclosed and not visible to any of the residential properties because of the 9' tall cement fence and the orientation of the stage and buildings. This will also significantly buffer the noise levels produced. To note, all noise and light levels must fully comply with all Zoning Ordinance requirements to protect the residential neighbors.

- B. Findings: The requested Planned Development, 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 properties to the north, south, and west as Central Mixed Use and the eastern properties all Single Family Residential. The planned development is in compliance with the Comprehensive Plan in terms of providing pedestrian-orientated indoor commercial uses with streetscaping.

- C. Findings: The Planned Development will not in its proposed location and as depicted on the required site plan, completely 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 development is located along South Main Street which can accommodate the anticipated level of traffic generated by the development. Although the development is requesting increased levels of signage, the overall designs of these improvements are not out of character with the community or excessive in nature. The residential buffer for outdoor commercial entertainment being located significantly closer than allowed by code fits the context of the mixed-use neighborhood. This specific development still provides substantial buffers for the residential properties. The fence, although taller than seven feet, will act as a buffer for sound, vision, and light for the residential properties in close proximity to the development.

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

Planning staff does not anticipate the planned development impeding future development. It will provide a significant enhancement to the conditions of the existing property without negatively affecting the surrounding land uses.

- E. Findings: The proposed Planned Development 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 Planned Development is located on a parcel not currently serviced by Municipal water and sewer. The Public Works Department is aware of this and plans to install new connections at the cost of the developer.

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

The signage, while exceeding the total number and size permitted by the Zoning Ordinance, will fit into the context of the overall development. The residential buffer for outdoor commercial entertainment being located significantly closer than allowed by code fits the context of the mixed-use neighborhood. This specific development still provides substantial buffers for the residential properties. The fence, although taller than seven feet, will act as a buffer for sound, vision, and light for the residential properties in close proximity to the development.

Motion to adopt the Findings of Fact as presented for case 2017-15 for Caldwell (SU) carried with a (5-0) roll call vote.

Andy Racz, Chairman
Belvidere Planning and Zoning Commission