

State of Illinois) SS
Belvidere, Illinois)

BELVIDERE CITY COUNCIL
REGULAR MEETING
AGENDA

May 20, 2019

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

(1) Roll Call:

(2) Pledge of Allegiance:
Invocation:

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

(4) Approval of Minutes:

(A) Approval of minutes of the regular meeting of the Belvidere City Council of
May 6, 2019; as presented.

(5) Public Hearing:

(6) Special Messages and Proclamations:

(A) Aldermen Committee Appointments.

(B) Planning and Zoning Commission Appointment of Daniel Arevalo as
Chairman.

(7) Approval of Expenditures: General & Special Fund Expenditures: \$2,232,092.12
Water & Sewer Fund Expenditures: \$ 629,545.17

(8) Committee Reports and Minutes of City Officers:

(A) Belvidere Police Department Overtime Report of April 23, 2019 through
April 30, 2019.

(B) Belvidere Police Department Overtime Report of May 1, 2019 through
May 6, 2019.

(C) Belvidere Fire Department Overtime Report of April 24, 2019 through
May 7, 2019.

(D) Monthly Report of Community Development/Planning for April 2019.

(E) Belvidere Planning Department FY2019 Annual Report.

(F) Monthly Building Department Revenue Report for April 2019.

(G) Monthly Commercial Permit Summary Report for April 2019.

(H) Monthly Constituent Complaint Report for April 2019.

(I) Monthly Treasurer's Report for April 2019.

- (J) Monthly General Fund Report of April 2019.
- (K) Monthly Water/Sewer Fund Report of April 2019.
- (L) Minutes of Planning and Zoning Commission of May 14, 2019.

(M) Minutes of Committee of the Whole – Building, Planning and Zoning and Public Works of May 13, 2019.

(9) Unfinished Business: None.

(10) New Business:

- (A) Ord. #454H – 1st Reading: An Ordinance Amending Subdivision II, Inspector of Division 2 Administrator of Article IV Plumbing of Chapter 22, of the City of Belvidere Municipal Code.
- (B) Ord. #455H – 1st Reading: An Ordinance Amending Sections 74-258 and 74-259 of the City of Belvidere Municipal Code.
- (C) Ord. #456H – 1st Reading: An Ordinance Authorizing the Execution of an Annexation Agreement between the City of Belvidere and Belrock Services LLC.
- (D) Ord. #457H – 1st Reading: An Ordinance Granting a Zoning District Change from RH, Rural Holding District to GI, General Industrial District (2054 & 2136 Graham Road).
- (E) Ord. #458H – 1st Reading: An Ordinance Granting a Special Use to Allow Outdoor Storage within the GI, General Industrial District (2054 & 2136 Graham Road).

Motions forwarded from Committee of the Whole – Building, Planning and Zoning and Public Works of May 13, 2019.

Public Works Motions – Chairman Freeman or Vice Chairman Stevens:

- (A) Motion to approve the low bid from Dorner Company in the amount of \$33,683 for the rebuilding or replacement of identified valves at Well #3 and Well #8.
- (B) Motion to approve the low bid from Standard Equipment Company, in the amount of \$395,817 for a 2020 Vactor 21200i. This work will be paid for from sanitary sewer depreciation funds.
- (C) Motion to approve the low bid from Dach Fence Company, in the amount of \$9,155 for the installation of a 6' chain link fence around the Highline Lift Station Property. This work will be paid for from sanitary sewer depreciation funds.

(D) Motion to approve the proposal from Fehr Graham/Wood in an amount not-to-exceed \$48,370 for completing a storm water utility feasibility study for the City of Belvidere. This work will be paid for from capital project funds.

(E) Motion to approve the block party request of Yokxi Guzman of 893 Fuller Lane on July 20, 2019. Barricades will be placed on Fuller Lane from Witbeck to Russell.

(F) Motion to approve the block party request of James Rodgers of 520 E. Pleasant Street on June 8, 2019. Barricades will be placed on Warren Avenue from E. Pleasant to E. Locust.

Public Safety Motions – Chairman Crawford or Vice Chairman Brereton:

(G) Motion to approve and accept the State of Illinois Grant for \$86,280 for the purchase of 15 Squad Car Cameras.

Finance Motions – Chairman Ratcliffe or Vice Chairman Borowicz:

(H) Motion to approve and accept the Neighborhood Grant in the amount of \$2,500 for trees, shrubs and flowers to be planted at General Mills Park.

(11) Adjournment:

State of Illinois SS
Belvidere, Illinois

**Belvidere City Council
Regular Session
Minutes**

Date: May 6, 2019

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

Call to order by Mayor Chamberlain.

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

Other staff members in attendance:

Budget and Finance Director Becky Tobin, Director of Buildings Kip Countryman, City Treasurer Thornton, Public Works Director Brent Anderson, Community Development Planner Gina DelRose, Captain Schadle, DC Gardner, City Attorney Drella and City Clerk Arco.

(2) Pledge of Allegiance:
Invocation:

(3) Public Comment:

(4) Approval of Minutes:

(A) Approval of minutes of the regular meeting of the Belvidere City Council of April 15, 2019; as presented.

Motion by Ald. Snow, 2nd by Ald. Sanderson to approve the minutes of the regular meeting of the Belvidere City Council of April 15, 2019. Roll Call Vote: 7/0 in favor. Ayes: Frank, Freeman, Porter, Ratcliffe, Sanderson, Snow and Stevens. Nays: None. Motion carried.

(5) Public Hearing: None.

(6) Special Messages:

- (A) Mayor Chamberlain recognized Alderman Sanderson and Alderman Brooks for their years of service to the City of Belvidere.
- (B) City Clerk Arco presented the Oaths of Office to the Newly Elected Aldermen.
- (C) Mayor Chamberlain presented a proclamation for Motorcycle Awareness Month to members of A.B.A.T.E.

(7) Approval of Expenditures: None.

(8) Committee Reports & Minutes of City Officers:

- (A) Belvidere Police Department Overtime Report of April 9, 2019 through April 22, 2019.
- (B) Belvidere Fire Department Overtime Report of April 5, 2019 through April 23, 2019.

Let the record show these reports were placed on file.

- (C) Minutes of Committee of the Whole – Public Safety and Finance and Personnel of April 22, 2019.

Motion by Ald. Porter, 2nd by Ald. Ratcliffe to approve the minutes of Committee of the Whole – Public Safety and Finance and Personnel of April 22, 2019.

Roll Call Vote: 8/0 in favor. Ayes: Brereton, Frank, Freeman, McGee, Porter, Ratcliffe, Snow and Stevens. Nays: None. Motion carried.

(9) Unfinished Business:

- (A) Ord. #451H – 2nd Reading: An Ordinance Authorizing the Sale of Certain Personal Property (Public Works 2007 Ford Pickup Truck).

Motion by Ald. Snow, 2nd by Ald. Frank to pass Ord. #451H. Roll Call Vote: 8/0 in favor. Ayes: Frank, Freeman, McGee, Porter, Ratcliffe, Snow, Stevens and Brereton. Nays: None. Motion carried.

- (B) Ord. #452H – 2nd Reading: An Ordinance Annexing Certain Territory Owned by the City of Belvidere located at High Line Street and Lake Shore Drive to the City of Belvidere, Boone County, Illinois.

Motion by Ald. Snow, 2nd by Ald. Ratcliffe to pass Ord. #452H. Roll Call Vote: 8/0 in favor. Ayes: Freeman, McGee, Porter, Ratcliffe, Snow, Stevens, Brereton and Frank. Nays: None. Motion carried.

- (C) Ord. #453H – 2nd Reading: An Ordinance Amending Chapter 150, Zoning Ordinance of the Municipal Code (Exterior Commercial Vehicle and Equipment Storage in Office and Commercial Districts, Temporary Signs, Freestanding Signs Table, Buildings Signs Table, Permitted Building and Freestanding Sign by Type and Zoning District Table, Mobile Home Park Residential Development, Appendix C Land Use Summary Chart, Neighborhood Office District, Planned Office District, Neighborhood Business District, Planned Business District, General Business District, Planned Industrial District, General Industrial District, Heavy Industrial District).

Motion by Ald. Freeman, 2nd by Ald. Snow to pass Ord. #453H. Roll Call Vote: 8/0 in favor. Ayes: McGee, Porter, Ratcliffe, Snow, Stevens, Brereton, Frank and Freeman. Nays: None. Motion carried.

(10) New Business:

- (A) Res. #2097-2019: A Resolution Creating the City of Belvidere Downtown Façade Grant Program.

Motion by Ald. Snow, 2nd by Ald. Porter to adopt Res. #2097-2019.

Motion by Ald. Snow, 2nd by Ald. Stevens to amend Res. #2097-2019 to include revised Façade Grant Boundary Map. Roll Call Vote: 8/0 in favor to amend. Ayes: Porter, Ratcliffe, Snow, Stevens, Brereton, Frank, Freeman and McGee. Nays: None. Motion carried. Roll Call Vote: 8/0 in favor to adopt resolution as amended. Ayes: Porter, Ratcliffe, Snow, Stevens, Brereton, Frank, Freeman and McGee. Nays: None. Motion carried.

Motions forwarded from Committee of the Whole – Public Safety and Finance and Personnel of April 22, 2019.

- (A) Motion by Ald. Snow, 2nd by Ald. Porter to waive the bidding process for SCBA Air Packs. Roll Call Vote: 8/0 in favor. Ayes: Ratcliffe, Snow, Stevens, Brereton, Frank, Freeman, McGee and Porter. Nays: None. Motion carried.

- (B) Motion to approve the purchase of 18 MSA G1 SCBA air packs and 32 G1 masks for \$86,480 (which is budgeted for FY20 Capital Expense). Roll Call Vote: 8/0 in favor. Ayes: Snow, Stevens, Brereton, Frank, Freeman, McGee, Porter and Ratcliffe. Nays: None. Motion carried.
- (C) Motion to approve the Public Work's Construction of the shelter and pad at a cost not to exceed \$10,000 and authorize acquisition of the other items identified on the General Mills Park Shelter Construction Project spreadsheet. Roll Call Vote: 8/0 in favor. Ayes: Stevens, Brereton, Frank, Freeman, McGee, Porter, Ratcliffe and Snow. Nays: None. Motion carried.
- (D) Motion to approve waiving the Building and Zoning fees in the amount of \$871 for Habitat for Humanity. Roll Call Vote: 8/0 in favor. Ayes: Brereton, Frank, Freeman, McGee, Porter, Ratcliffe, Snow and Stevens. Nays: None. Motion carried.
- (E) Motion to approve the low bid from Rock Road Companies, in the amount of \$533,691.36 for the 2019 MFT Street Overlay Program, subject to IDOT approval. This work will be paid for from MFT Funds. Roll Call Vote: 8/0 in favor. Ayes: Frank, Freeman, McGee, Porter, Ratcliffe, Snow, Stevens and Brereton. Nays: None. Motion carried.
- (F) Motion to approve the low bid from Countryman Inc. in the amount of \$11,291.10 for the 2019 MFT Thermoplastic Pavement Striping Project, subject to IDOT approval. This work will be paid for from MFT Funds. Roll Call Vote: 8/0 in favor. Ayes: Freeman, McGee, Porter, Ratcliffe, Snow, Stevens, Brereton and Frank. Nays: None. Motion carried.

(11) Executive Session to discuss pending litigation pursuant to 2 (c) (11) of the Open Meetings Act.

Motion by Ald. Frank, 2nd by Ald. Snow to move into executive session at 7:33 p.m. to discuss pending litigation pursuant to 2 (c) (11) of the Open Meetings Act. Roll Call Vote: 8/0 in favor. Ayes: McGee, Porter, Ratcliffe, Snow, Stevens, Brereton, Frank and Freeman. Nays: None. Motion carried.

Motion by Ald. Frank, 2nd by Ald. Ratcliffe to move out of executive session at 8:07 p.m. Roll Call Vote: 8/0 in favor. Ayes: Porter, Ratcliffe, Snow, Stevens, Brereton, Frank, Freeman and McGee. Nays: None. Motion carried.

(12) Adjournment:

Meeting adjourned at 8:07 p.m. Aye voice vote carried. Motion carried.

Committee Appointments

Chairman, Finance & Personnel	Alderman Ratcliffe
Vice Chairman, Finance & Personnel	Alderman Borowicz
Chairman, Public Works	Alderman Freeman
Vice Chairman, Public Works	Alderman Stevens
Chairman, Building, Planning & Zoning	Alderman Porter
Vice Chairman, Building, Planning & Zoning	Alderman McGee
Chairman, Public Safety	Alderman Crawford
Vice Chairman, Public Safety	Alderman Brereton
Co-Chairman, City/County Coordinating	Alderman Snow
Vice Co-Chairman, City /County Coordinating	Alderman Frank
Members, City/County Coordinating	Aldermen Brereton, McGee, Stevens

Bills Payable Summary
May 20, 2019

General Fund:	\$2,104,130.83
Envision Healthcare (JE)	\$ 32,116.91

Special Funds:

MFT	\$ 3,758.87
Kishwaukee TIF	\$ 500.00
Farmington Ponds SSA#2	\$ 75.94
Farmington Ponds SSA#3	\$ 118.20
Capital	\$ 90,991.37
Escrow	\$ 400.00

Total General & Special Funds:	\$ 2,232,092.12
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Water & Sewer:	\$ 629,545.17
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Total of all Funds:	\$ 2,861,637.29
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Belvidere Police Department Payroll Report

Dept: 1790

5/7/2019

For Overtime Incurred between 4/23/19 and 4/30/19

Last Name:	Employee ID:	Total Hours:	Total Overtime Pay:
Abonce	01014	4	\$163.80
Ball	00739	2	\$111.39
Brox	00963	26	\$1,233.96
Danielak	00996	14.25	\$599.57
Derry	00816	2	\$111.39
Garcia	00988	4	\$168.30
King	00868	4	\$222.78
Kirk	00888	4	\$206.40
Korn	00989	4	\$168.30
Mears	10050	4	\$163.80
Moore	00707	4	\$222.78
Parker,B	00686	4	\$222.78
Schutz	00812	4.5	\$250.63
Shook	85700	1	\$55.70
Washburn	00784	2	\$124.77
Zapf	00934	8	\$379.68
Totals:		91.75	\$4,406.02



Patrick Gardner
Deputy Chief of Police

Belvidere Police Department Payroll Report

Dept: 1790

5/8/2019

For Overtime Incurred between 5/1/19 and 5/6/19

Last Name:	Employee ID:	Total Hours:	Total Overtime Pay:
Ball	00739	5	\$284.78
Berillo	00941	3	\$139.59
Bird	00793	4	\$227.82
Blankenship	00729	3.5	\$199.34
Brox	00963	4	\$194.10
Danielak	00996	0.5	\$21.51
Derry	00816	3	\$170.87
Kaplan	00858	5	\$284.78
King	00868	4.5	\$256.30
Korn	00989	6	\$258.12
Kozlowski	00846	2.5	\$142.39
Moore	00707	4	\$227.82
Parker, B	00686	15	\$854.33
Schutz	00812	2.5	\$142.39
Worley	00992	2	\$86.04
Zapf	00934	2	\$97.05
Totals:		66.5	\$3,598.61



Patrick Gardner
Deputy Chief of Police

Belvidere Fire Department
Overtime Report
Date Between {04/24/2019} And {05/07/2019}

Date	Time	Incident	Pay Type	Activity Type	Hours Wkd	Hrs Paid	Pay
00866 Beck, Mark E							
04/24/2019	09:30		OT	IN Inspection Bureau	3.00	3.00	116.31
05/06/2019	08:30		OT	MST Station Maintenance	2.00	2.00	79.08
05/06/2019	11:00		OT	IN Inspection Bureau	2.50	2.50	98.85
Staff Member Totals:					7.50	7.50	294.24
00754 Burdick, David J							
04/26/2019	07:00		OT	SPE EMS Drug Exchange or	2.00	2.00	93.04
04/29/2019	10:00		OT	EMS2 EMS/Drug Exchange	1.50	2.00	93.04
05/02/2019	07:00		OT	SCU Shift Coverage for	24.00	24.00	1138.80
Staff Member Totals:					27.50	28.00	1324.88
00787 Cunningham, Chad L							
05/02/2019	07:00		OT	SPD Special Detail	1.50	2.00	90.94
Staff Member Totals:					1.50	2.00	90.94
00809 Drall, Dan C							
04/24/2019	15:20	19-0001024	CT	GRI General Recall for	2.00	2.00	77.16
Staff Member Totals:					2.00	2.00	77.16
00966 Ellwanger, Adam A							
05/04/2019	08:00		OT	TRE Fire Training	7.25	7.25	238.
Staff Member Totals:					7.25	7.25	238.23
01029 Erber, Joe D.							
04/24/2019	15:20	19-0001024	OT	GRI General Recall for	2.00	2.00	53.44
04/29/2019	07:00		OT	TREP Initial Paramedic	9.75	9.75	260.52
05/05/2019	07:00		OT	SCS Shift Coverage for Sick	24.00	24.00	654.24
Staff Member Totals:					35.75	35.75	968.20
00971 Heiser, Bradley Donald							
05/01/2019	18:00		OT	TRTM TEMS Training	3.00	3.00	98.58
Staff Member Totals:					3.00	3.00	98.58
00881 Kriebs, James J							
04/26/2019	08:15		OT	INR Reimbursable Plan	2.50	2.50	96.45
05/02/2019	07:00		OT	SPD Special Detail	1.00	2.00	78.70
Staff Member Totals:					3.50	4.50	175.15
00993 Mead, Stephen C.							
04/24/2019	09:00		OT	TREP Initial Paramedic	6.50	6.50	191.42
04/24/2019	15:20	19-0001024	OT	GRI General Recall for	2.00	2.00	58.90
04/25/2019	07:30		OT	TREP Initial Paramedic	8.00	8.00	235.60
04/28/2019	07:30		OT	TREP Initial Paramedic	8.50	8.50	250.32
05/01/2019	09:00		OT	TREP Initial Paramedic	7.00	7.00	210.
05/03/2019	08:00		OT	TREP Initial Paramedic	8.00	8.00	240.32
05/06/2019	09:00		OT	TREP Initial Paramedic	7.00	7.00	210.28
05/07/2019	08:00		OT	TREP Initial Paramedic	8.00	8.00	240.32

Belvidere Fire Department
Overtime Report
Date Between {04/24/2019} And {05/07/2019}

Date	Time	Incident	Pay Type	Activity Type	Hours Wkd	Hrs Paid	Pay
00993	Mead, Stephen C.						
Staff Member Totals:					55.00	55.00	1637.45
00958	Pavlatos, Gregory R						
05/02/2019	07:00		OT	SPD Special Detail	1.00	1.00	32.53
Staff Member Totals:					1.00	1.00	32.53
00970	Pihl, Aaron R						
04/30/2019	07:00		OT	SCU Shift Coverage for	24.00	24.00	773.04
Staff Member Totals:					24.00	24.00	773.04
00969	Tangye, Travis N						
04/24/2019	15:20	19-0001024	OT	GRI General Recall for	2.00	2.00	64.42
05/02/2019	09:00		OT	TROT Training not	7.25	7.25	238.23
05/03/2019	09:00		OT	TROT Training not	6.75	6.75	221.80
05/06/2019	11:00		OT	IN Inspection Bureau	2.50	2.50	82.15
Staff Member Totals:					18.50	18.50	606.61
01030	Trujillo, Adrian						
05/05/2019	14:00		OT	PRV Fire Education /	3.00	3.00	81.78
Staff Member Totals:					3.00	3.00	81.78
00956	Wilcox, Craig A						
04/27/2019	07:00		OT	SPD Special Detail	9.00	9.00	401.22
04/29/2019	07:00		OT	SPD Special Detail	12.00	0.00	0.00
05/02/2019	07:00		OT	SPD Special Detail	1.00	2.00	90.94
05/02/2019	15:30		OT	SPD Special Detail	1.00	2.00	90.94
05/06/2019	11:00		OT	IN Inspection Bureau	2.50	2.50	113.67
05/06/2019	13:30		OT	INR Reimbursable Plan	3.50	3.50	159.14
Staff Member Totals:					29.00	19.00	855.92
00956	Williams, Glenn F.						
04/27/2019	07:00		OT	TRD Dive/Water Rescue	24.00	24.00	773.04
Staff Member Totals:					24.00	24.00	773.04
01002	Winnie, Todd						
05/04/2019	08:00		OT	TRF Fire Training	7.25	7.25	208.07
Staff Member Totals:					7.25	7.25	208.07
00629	Zumbragel, Mark J						
04/29/2019	13:00		OT	SCS Shift Coverage for Sick	6.00	6.00	279.12
04/30/2019	07:00		OT	SPD Special Detail	24.00	24.00	1116.48
Staff Member Totals:					30.00	30.00	1395.60
All Staff Member Totals:					279.75	271.75	9,631.43

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

BELVIDERE

Community Development Department Planning Department

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

April 2019 Monthly Report

Number	Project	Description	Processed
	Belvidere Projects		
1	Cases: October	Beverly Materials (Plote), SU, 4654 Townhall Rd	09/10/2018
2	Cases: April	City of Belvidere, TA	03/13/2019
		City of Belvidere, VAR, 301 Highline Drive	03/13/2019
2	Cases: May	Bel Rock Services, LLC, MA, 2054/2136 Graham Rd	04/09/2019
		Bel Rock Services, LLC, SU, 2054/2136 Graham Rd	04/09/2019
3	Annexation	Plote, 4654 Townhall Road	
		Plote, Irene Rd and US Route 20	
		Bel Rock Services, LLC, 2054/2136 Graham Rd	04/09/2019
0	Temporary Uses	None	
3	Site Plans (New/Revised)	Fastenal, 1593 Townhall Road	04/05/2019
		Brose, 725 Logistics Drive	04/05/2019
		McDonald's, 1313 N. State Street	04/12/2019
0	Final Inspection	None	
1	Downtown Overlay Review	319/323 S. State Street, façade	04/10/2019
1	Prepared Zoning Verification Letters	710 North State Street	04/08/2019
1	Issued Address Letters	1593 Townhall Road/3381 Morreim Drive	04/03/2019
	Belvidere Historic Preservation Commission	Staff submitted a CLG Grant application, continued to organize the Awards Program, generated and distributed the History Keeper newsletter, discussed landmarking with a local property owner, processed a Certificate of Appropriateness, awarded two property maintenance grants and discussed the fall fundraiser.	
	Heritage Days	Staff continued to respond to inquiries via Facebook and e-mail, organize events, began prep work for fundraisers and float and met with other event participants.	
	Hometown Christmas	None	
	Poplar Grove Projects		
2	Cases: April	Etes, PP, 478 S. State Street	03/25/2019
		Etes, FP, 478 S. State Street	03/25/2019
0	Cases: May		

Planning Monthly Report Cont.

1 Issued Address Letters 231 English Oak Lane
0 Prepared Zoning Verification Letters None

04/25/2019

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

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

Census None

Planning Department Current Duties

Close out completed planning case files

Respond to all FOIA requests

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

Assist Growth Dimensions with requested data

Meetings and phone calls with developers regarding potential development

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

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

Prepare deposits and purchase orders for bill payments

Continue meeting with RMAP regarding planning activities

***Attended a workshop regarding the use of pollinators in solar farms

***Assisted with the Growth Dimensions Annual Dinner

***Participated in the Community Action Agency's Scholarship Committee

***Attended the Boone County Hunger Coalition's poverty summit

Belvidere

Planning Department

FY 2019

Annual Report



Gina DelRose, Community Development Planner
Cathy Crawford, Administrative Assistant

CITY OF BELVIDERE

Planning and Zoning Commission

Alissa Maher, Chairman
Daniel Arevalo, Vice-Chair
Art Hyland
Robert Cantrell
Andy Racz
Rich Weigel
Anthony R. Phelps

City Council

Mayor Mike Chamberlain
Alderman Tom Porter 1st Ward
Alderman Clayton Stevens 1st Ward
Alderman Mike Borowicz 2nd Ward
Alderman Dan Snow 2nd Ward
Alderman Thomas F. Ratcliffe 3rd Ward
Alderman Wendy Frank 3rd Ward
Alderman George Crawford 4th Ward
Alderman Ron Brooks 4th Ward
Alderman Marsha Freeman 5th Ward
Alderman Mark Sanderson 5th Ward

Belvidere Historic Preservation Commission

David Kummerow, Chairman
Lisa Kummerow, Vice-Chair
Anna Pivoras
Filitsa Platopoulos
Becky Tobin
Kris Bryan
Alexandra Omiotek

VILLAGE OF POPLAR GROVE

Planning and Zoning Commission

Jake Dykstra, Chairman

Nate Skora

Jesi Ellwanger

Don Sattler

Ed Wethington

Keith Richard

George Waddell

Village Board

Owen Costanza, Village President

Erin Walsh

Neely Erickson

Jeff Goings

Ron Quimby

Eric Miller

Sophia Ramdass

Planning Department Overview

The Belvidere Community Development Department includes the Planning and Building Departments. The Planning Department provides professional municipal planning services pertaining to land use and comprehensive planning for the City of Belvidere and the Village of Poplar Grove. The planning staff serves as liaison to the Planning and Zoning Commissions for both entities and the Belvidere Historic Preservation Commission. The planning department is a member of the technical committee of the Rockford Metropolitan Agency for Planning (RMAP) which is not part of Region 1 Planning Council (R1PC). Additionally, the planning department advocates and coordinates the implementation of the region's established planning goals and objectives as expressed through various plans, policies and ordinances.

Planning and Zoning Commissions

The Belvidere Planning and Zoning Commission (PZC) is made up of seven members appointed by the Mayor with the consent of City Council; the members meet once a month on the second Tuesday of each month at 6:00pm. The PZC functions as both the City of Belvidere's Planning Commission and the Zoning Board of Appeals. In addition to making recommendations on matters based on their consistency with the Comprehensive Plan, the PZC functions as the public hearing body for planning and zoning applications related to map amendments, text amendments and special use permits. The PZC holds the public hearings, adopts findings-of-fact and makes recommendations to the City Council based on standards set forth within the City of Belvidere Zoning Ordinance and guidance from the Comprehensive Plan. Additionally, the PZC hears variance requests and appeals to the City of Belvidere Zoning Ordinance.

The Village of Poplar Grove Planning and Zoning Commission (PZC) is made up of seven members appointed by the Village President with the consent of the Village Board; the PZC convenes once a month on the fourth Wednesday of each month at 7:00pm. The Poplar Grove PZC functions the same as the Belvidere Planning and Zoning Commission. The Planning and Zoning Commission makes recommendations to the Committee of the Whole and ultimately to the Village Board.

Belvidere Building, Planning and Zoning Committee of the Whole

The City of Belvidere has the Committee of the Whole (Building, Planning and Zoning Committee) consisting of each member of the City Council to discuss and focus on the issues regarding planning and zoning matters. To reduce review time of city planning cases, the cases go directly to the City Council for review on the third Monday of the month. If the City Council has questions or concerns regarding a planning case, the case is referred to the Committee of the Whole on the fourth Monday at 6:00pm. The Committee of the Whole reviews the case and forwards their recommendation to the City Council for final action.

Belvidere City Council

The City Council consists of eleven elected officials, including the mayor; two aldermen are elected from each of the five Belvidere wards. The City Council determines the final decisions on all planning cases other than variances and appeals. The types of planning cases that the City Council rules on include: annexations and pre-annexation agreements; map amendments; special use requests; text amendments; and subdivisions. The City Council members formulate their decisions based on the recommendations from the planning staff and of the Planning and Zoning Commission, the outcome of the public hearing, the standards set forth in the City of Belvidere Zoning Ordinance and the policies of the Comprehensive Plan.

Poplar Grove Village Board

The Village Board of Poplar Grove consists of six members and a village president elected at large; Poplar Grove also has a village administrator. Similar to the City of Belvidere, the role of the Village Board is to make the final decisions on all cases other than variances and appeals. The Poplar Grove Village Board reviews annexations and pre-annexation agreements, map amendments, special use requests, text amendments and subdivisions. The Village Board members make their decisions based on the recommendations of the planning staff and of the Planning and Zoning Commission, the outcome of the public hearing, the standards set forth in the Village of Poplar Grove Zoning Ordinance and the Poplar Grove Comprehensive Plan.

Belvidere Historic Preservation Commission

The Belvidere Historic Preservation Commission (HPC) consists of seven members appointed by the Mayor with the consent of City Council; the members meet once a month on the fourth Tuesday of each month at 5:30pm. The (HPC) is tasked with reviewing certificates of appropriateness, conducting surveys, performing community and educational outreach regarding historic preservation, and other preservation-related matters.

Growth Dimensions and R1PC

The planning staff collaborates with Growth Dimensions, a non-for-profit economic development agency funded in part by the City of Belvidere and Boone County and the Region 1 Planning Council (R1PC) on various projects. When requested, staff will attend Growth Dimensions' committee meetings such as their community group and R1PC's committee meetings. The planning staff is expected to provide assistance to Growth Dimensions on future projects by providing data for RFPs and directing development inquiries to them.

The Belvidere Planning Department Year End Summary

The Belvidere Planning Department began the 2019 fiscal year with an ambitious attitude after a busy 2017 fiscal year and a steady 2018 fiscal year. The Planning Department consists of the Community Development Planner and an Administrative Assistant that is shared with the Building Department as the Community Development Administrative Assistant and Transcriber.

Funding for the department is provided by the City of Belvidere; revenue is also contributed by the Village of Poplar Grove for contractual services. The department receives revenue through application fees for zoning petitions and subdivision reviews, the creation of zoning verification letters and any printed maps, scanned plats or copies of ordinances purchased by the general public.

The projected revenue for the department for the 2019 fiscal year was \$14,500; \$13,500 in application fees and \$1,000 in miscellaneous fees (letters, contractual services, etc.). The actual revenue for the 2019 fiscal year was \$21,290.00; \$18,175.00 in application fees and \$3,115.00 in miscellaneous fees (this does not reflect a refund of \$700.00 from application fees collected in the 2018 fiscal year). In addition to the department's revenues exceeding the projection, the department's actual expenses were below projections as well.

The planning department processes the various zoning applications for the City of Belvidere and the Village of Poplar Grove; the department is responsible for the preparation of agendas and minutes for two commissions in addition to participating in five other boards, commissions and committees. The planning staff works closely with the public to answer questions regarding zoning, development, setbacks, addressing, etc. The planning staff continues to work with the 911-board to update the addresses for the city and coordinates with other municipal staff and governmental agencies regarding planning, zoning and technical issues.

Land Development Cases

The planning department processed forty seven Belvidere and Poplar Grove planning cases during 2019 fiscal year (May 1st to April 30th); thirty seven cases were reviewed for the city; and ten cases were reviewed for Poplar Grove. Staff generally has in-depth phone conversations or meetings with applicants before they submit a zoning petition. Planning and Zoning Commission (both entities) meetings and Belvidere City Council meetings occur after regular business hours. Staff is not required to attend Poplar Grove's Committee of the Whole or Village Board meetings but is accessible via telephone if needed.

Application fees pay for the newspaper publication, Commissioner's meeting per diems and staff time involved in processing the request.

Map Amendments

Map amendments rezone a property from one district to another. The Comprehensive Plan is a guiding tool when determining map amendments.

Belvidere map amendments require a public hearing before the Belvidere Planning and Zoning Commission prior to city council. Notifications for map amendments are done by posting a sign on the property, notifying property owners within 250 feet and publishing the public hearing in a local paper. During the 2019 fiscal year, staff processed two map amendments, a 60 percent decrease from the previous year.

Poplar Grove map amendments are very similar. They require a public hearing before the Poplar Grove

Planning and Zoning Commission prior to being heard by the Committee of the Whole and the Village Board. Notifications for map amendments are done by notifying adjacent property owners and publishing the public hearing in a local paper. During the 2019 fiscal year, staff processed one map amendment, a 100 percent increase from the previous year.

Variances

Variances are deviations from specific bulk regulations of the Zoning Ordinance such as the square –footage of a sign, setback of a building or paved area, height of a structure, etcetera. A hardship must be proven to allow a variance.

Belvidere variances require a public hearing before the Belvidere Planning and Zoning Commission. They are not decided by the city council. Notifications for variances are done by posting a sign on the property, notifying property owners within 250 feet and publishing the public hearing in a local paper. During the 2019 fiscal year, staff processed four variances, a 33.3 percent increase from the previous year.

Poplar Grove variances are very similar. They require a public hearing before the Poplar Grove Planning and Zoning Commission. They are not decided by the Committee of the Whole or the Village Board. Notifications for variances are done by notifying adjacent property owners and publishing the public hearing in a local paper. During the 2019 fiscal year, staff processed no variances, a 100 percent decrease from the previous year.

Special Uses

Special Use are land uses that are generally acceptable in a zoning district but at times may need conditions put in place to make them appropriate. The Zoning Ordinance decides what uses are permitted, what are allowed by special use and what ones are prohibited.

Belvidere special uses require a public hearing before the Belvidere Planning and Zoning Commission prior to city council. Notifications for special uses are done by posting a sign on the property, notifying property owners within 250 feet and publishing the public hearing in a local paper. During the 2019 fiscal year, staff processed eighteen special uses, a 80 percent increase from the previous year.

Poplar Grove special uses are very similar. They require a public hearing before the Poplar Grove Planning and Zoning Commission prior to being heard by the Committee of the Whole and the Village Board. Notifications for special uses are done by notifying adjacent property owners and publishing the public hearing in a local paper. During the 2019 fiscal year, staff processed six special uses, a 100 percent increase from the previous year.

Text Amendments

Text Amendments are changes to the Zoning Ordinance, Subdivision Ordinance and/or the Comprehensive Plan. Text amendments can be requested by staff or the public.

Belvidere text amendments require a public hearing before the Belvidere Planning and Zoning Commission prior to city council. Notifications for text amendments are done by publishing the public hearing in a local paper. During the 2019 fiscal year, staff processed seven text amendments, a 250 percent increase from the previous year.

Poplar Grove text amendments are very similar. They require a public hearing before the Poplar Grove Planning and Zoning Commission prior to being heard by the Committee of the Whole and the Village Board. Notifications for text amendments are done by publishing the public hearing in a local paper. During the 2019 fiscal year, staff processed one text amendment, the same number as in the previous year.

Subdivisions

Subdivisions create new lot lines and right-of-ways. There are three kinds of subdivisions; a preliminary plat is the approved draft of a development; a final draft which can occur in phases makes the preliminary plat official; a replat alters properties that have already been final platted.

Belvidere subdivisions do not require a public hearing but are reviewed by the Belvidere Planning and Zoning Commission prior to going before the city council. Since there is no public hearing, notices are not required. During the 2019 fiscal year, staff processed two subdivisions, the same number as in the previous year.

Poplar Grove subdivisions are very similar. They do not require a public hearing but are reviewed by the Poplar Grove Planning and Zoning Commission prior to being heard by the Committee of the Whole and the Village Board. Since there is no public hearing, notices are not required. During the 2019 fiscal year, staff processed two subdivisions, a 100 percent increase from the previous year.

Annexations

Annexations occur when land is incorporated into the limits of the annexing municipality. This can occur for multiple reasons such as needing municipal services or wanting to develop under the municipality's zoning ordinance.

Annexation requests do not go before a Planning and Zoning Commission. Their public hearings and determinations are conducted by the City Council/Village Board. The State Statutes outline notification requirements which are not handled by planning staff.

During the 2019 fiscal year, staff processed four annexation requests for the City of Belvidere, a 100 percent increase from the previous year but did not process any annexation request for the Village of Poplar Grove, the same amount from the previous year.

Site Plan Review

The planning department is responsible for site, landscaping and lighting plan review for construction projects that are commercial or industrial within the City of Belvidere, and the Village of Poplar Grove. The Belvidere Building Department purchased a computer program (WebQA) to manage comments generated during the permitting process. Once a construction project is completed, the planning staff inspects the site to insure that the site is improved according to the submitted and approved plans. In the 2019 fiscal year, the planning department reviewed 44 site, landscaping and lighting plans for 21 projects in the City of Belvidere and none in the Village of Poplar Grove. In the 2018 fiscal year, the planning department reviewed 35 site, landscaping and lighting plans for 20 projects in the City of Belvidere and none for the Village of Poplar Grove.

Some of the larger projects reviewed in the 2019 fiscal year include new businesses RP Lumber and Coach's Corner; and renovations for businesses such as McDonald's and the Z-Mart.

Downtown Overlay Review

The planning department is responsible for the administration of the Downtown Overlay District according to the requirements of the Belvidere Zoning Ordinance. The intent of the Downtown Overlay is to preserve the character of the historic downtown while encouraging additional development in harmony with existing buildings. Any building façade improvements or signage in the Downtown Overlay District require plan review and approval by the planning department prior to the issuance of a building permit. The planning department discontinued using the multi-part application process in order to make the submittal

and review process easier for downtown business owners. In the 2019 fiscal year, the planning department reviewed 15 downtown projects for signage and façade improvements compared to 9 in the 2018 fiscal year. The majority of the fiscal year 2019 projects were for façade renovations. The planning department has a photographic record of the downtown buildings from 2009 and 2013.

Grant Administration

Certified Local Government (CLG) Grant

Courthouse Square Area (Phase III)

A Certified Local Government application for an intensive survey of the Court House Square Area (Phase III) was submitted in April 2019. The third phase includes the blocks East of North State Street, north of Menomonie Street and west of Blaine Street as suggested by the Belvidere Historic Preservation 10 Year Plan. The Phase III area contains about 90 acres and approximately 282 lots. There are no identified local landmarks or National Register properties in the Phase III area. Most of the structures were constructed between the 1850s and the 1950s.

Belvidere Historic Preservation Commission

During the 2018 fiscal year, the Belvidere Historic Preservation Commission adopted a work plan for the year focusing on preservation education, promotion and recognition, this plan extended into the 2019 fiscal year. The Commission held its seventh annual awards program to recognize organizations and individuals that had completed outstanding renovation projects. The program was held at the Community Building Complex of Boone County on May 17, 2018 (in recognition of preservation month). A booklet was designed highlighting the projects with advertising sponsorship received from local businesses and supporters of the preservation efforts. The event was well attended and appreciated by the recipients and the community.

The Commission designed a 50/50 matching grant program with the funds raised from the various fundraising events held each year (dinners, tours, ad space) and royalties from the Images of America book sales as an incentive for restoration projects. Landmark property owners are eligible to apply for project reimbursement for up to \$1000 each year that funds are available. In the 2019 fiscal year, a grant for \$1,000.00 was awarded to 200 S. State Street for window replacement and façade renovations, a grant for \$425.00 was awarded to 704 N. State Street for the repainting of a porch, a grant for \$750.00 was awarded to 311 W. Hurlbut Avenue for concrete porch repair and a grant for \$600.00 was awarded to 228 W. Hurlbut Avenue for tuckpointing. Due to the success of the Commission's fundraising efforts, grants for the 2020 fiscal year were increased from up to \$1000 to up to \$2500.

Fundraisers in the 2019 fiscal year included a 1950s themed murder mystery (2 nights), tours of the Swift House during Hometown Christmas and the sale and creation of ad space in the awards program.

Four certificates of appropriateness were approved for 333 W. Hurlbut Avenue, 429 W. Hurlbut Avenue, 400 W. Hurlbut Avenue and 207 N. State Street. Two local landmarks were approved at 527 Pearl Street and 401 East Lincoln. There were no National Register Districts designated during the fiscal year; however discussions regarding the Leath Warehouse continue to take place.

The commission continued its community outreach programs. The commission set up its annual display at the Boone County Museum of History during Belvidere's Hometown Christmas and sponsored live music. The Commission had a booth at the Ida Public Library's Kick-Off to Summer Reading Party where coloring sheets depicting Victorian homes and carriage houses were handed out. Two issues of The History

Keeper newsletter were distributed. The Commission also joined the US Historic Route 20 Association and hosted a presentation by the president of the association to local stakeholders.

Comprehensive Plan Review

There was no work by the planning staff on updating the Belvidere Comprehensive Plan or finishing the Poplar Grove Comprehensive Plan during the 2019 fiscal year. The Department intends to work with the Region 1 Planning Council (R1PC) to rewrite the City of Belvidere's Comprehensive Plan and the Village of Poplar Grove's Comprehensive Plan.

Other Activities

Aside from meetings, land development cases and historic preservation, the planning department has other job duties. One on-going project has been the digitization of all case files and linking them to GIS. This makes researching the history of a parcel or the popularity of a land use much easier. Planning staff continues to assist the Boone County Recorder's office by digitizing their plats so that they can be searchable by the general public. Scanning and printing of plats and large plans is available to the public as well for a minor fee. The Department was able to purchase a used large format scanner and printer in fiscal year 2018 to replace the one that stopped working in January 2016. In the 2019 fiscal year, the department scanned 26 plats for the Recorder's office, 5 plats for the general public and 30 plats for other departments.

The planning staff issues two kinds of letters, zoning verification letters and addressing letters. Zoning verification letters are often-times requested by financial institutions representing a buyer. The letters state whether a property is conforming, legal non-conforming or non-conforming. The status of a property can impact its value. Buyers will also request the letters in order to confirm that their intentions for the property are allowable. Staff issued forty zoning verification letters for the City of Belvidere and four for the Village of Poplar Grove. Staff charges a minimal fee for this service. Address letters are issued when there is new construction or an existing structure needs an additional address or corrected address. Staff works closely with 911 and the fire department regarding addressing matters and will issue an official address and notify all utilities and governmental agencies so they can update their records. Staff issued three letters for the City of Belvidere and two letters for the Village of Poplar Grove. There is no cost for this service.

In fiscal year 2018, planning staff along with the Boone County GIS Department began preparing for the 2020 Census. Every year staff has to submit BAS (Boundary and Survey) Maps to the Census Bureau so that they can update their municipal boundaries and road systems. For the decennial census, staff must participate in the LUCA (Local Update of Census Addresses) program which verifies every single address and housing unit in Belvidere. Since the Census Bureau is gradually becoming paperless, the GIS Department has been extremely helpful in submitting the data in an acceptable mapping format. Preparation for the 2020 Census continued into the 2019 fiscal year.

The department is active in Heritage Days, the Chamber Chili Cook-off and Hometown Christmas. For Heritage Days, staff is part of the organizing committee, assists with fundraising, administers the Facebook page, participates in creating the City Hall float, walks in the parade and is present during the entire festival to monitor events and assist where needed. Planning for the festival is a year-round responsibility. This year, staff took a more active role in the Belvidere Area Chamber of Commerce's Hometown Christmas. In addition to handing out hot chocolate to those in attendance, staff participated in the organizing of the event and secured vendors and new activities. The Chamber Chili Cook-off is a good community outreach event and staff participates in creating the booth space and serving chili to the public.

Another community outreach event that staff participates in is the Boone County Fair; a booth is manned by Belvidere staff as well as many others.

The Summer Food Service Program, is a USDA program organized locally by the Community Action Agency. Planning staff assists the City Clerk with handing out free lunches and monitoring the lunch site once a week from June to August. Moving the summer lunch program from City Hall to the park at the corner of High Line and Lakeshore Drives to coincide with the City's Police and Fire Department outreach efforts proved to be successful. In fiscal 2019, a playground was constructed and in fiscal year 2020, a pavilion will be completed. These improvements aid in serving the large increase in children coming for lunch and the additional programs offered by the Belvidere Family YMCA.

Appendix Tables

- I. Population Estimates

- II. Case Comparisons
 - A. FY 2017-2019 Belvidere Case Comparisons
 - B. FY 2017-2019 Poplar Grove Case Comparisons

- III. Case Load Summaries
 - A. FY 2019 Belvidere Case Load Summary
 - B. FY 2019 Poplar Grove Case Load Summary

- IV. City of Belvidere Zoning Petition Flow Chart

I

Estimated Population

	2010	*2011	*2012	*2013	*2014	*2015	*2016	*2017	*2018	*2019 to date
Belvidere:	25,585	25,603	25,666	25,701	25,716	25,734	25,755	25,773	25,791	25,797
Poplar Grove:	5,023	5,029	5,034	5,037	5,037	5,037	5,043	5,043	50,093	20,096

* The estimated population numbers were based solely on the amount of building permits granted for single family residential structures and multi-family units and did not take into account fluctuating vacancy rates.

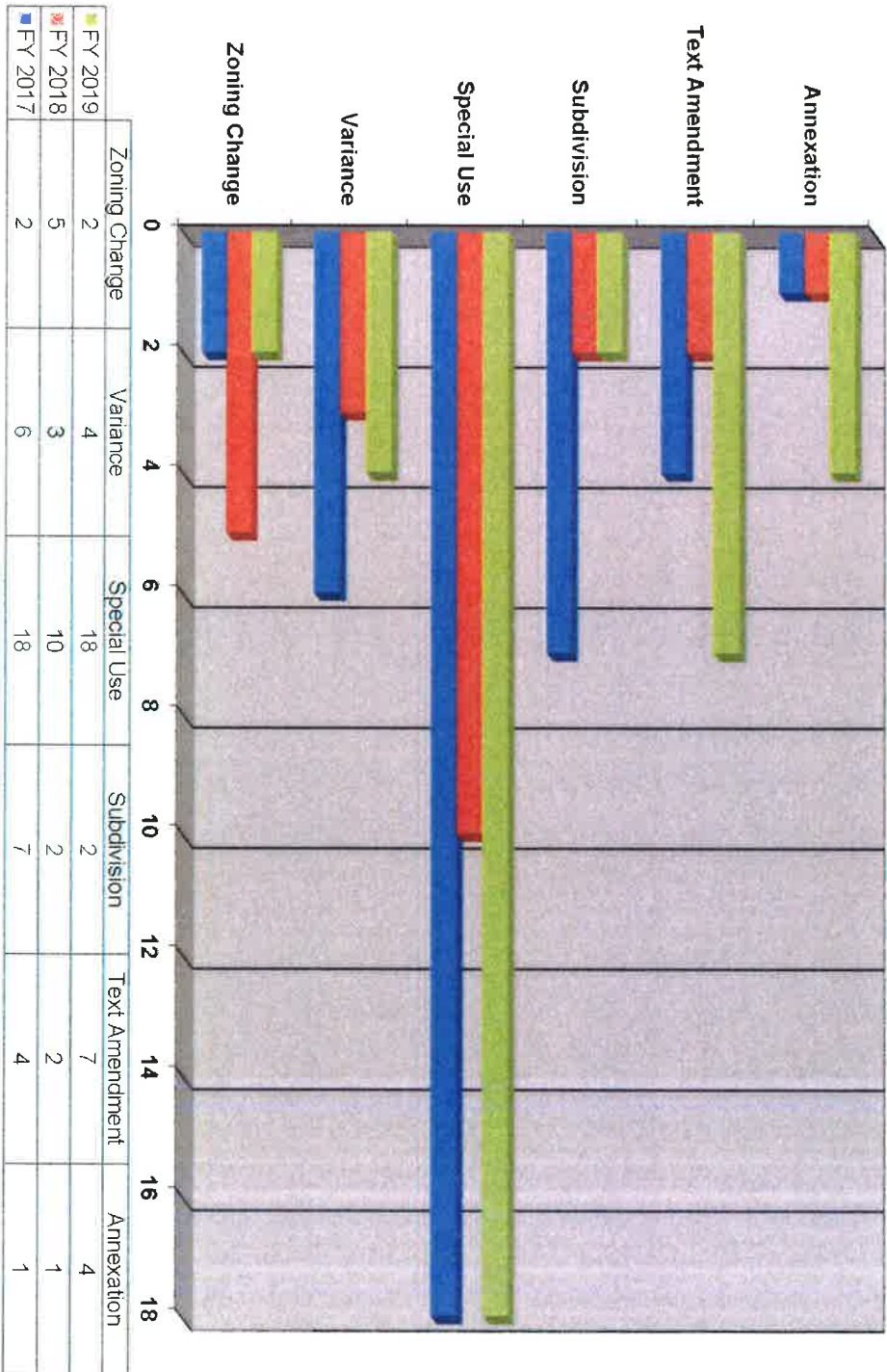
Census Estimates

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Belvidere:	25,588	25,680	25,371	25,339	25,282	25,092	25,070	25,181	n/a	n/a
Poplar Grove:	5,023	5,087	5,096	5,115	5,169	5,056	5,054	5,093	n/a	n/a

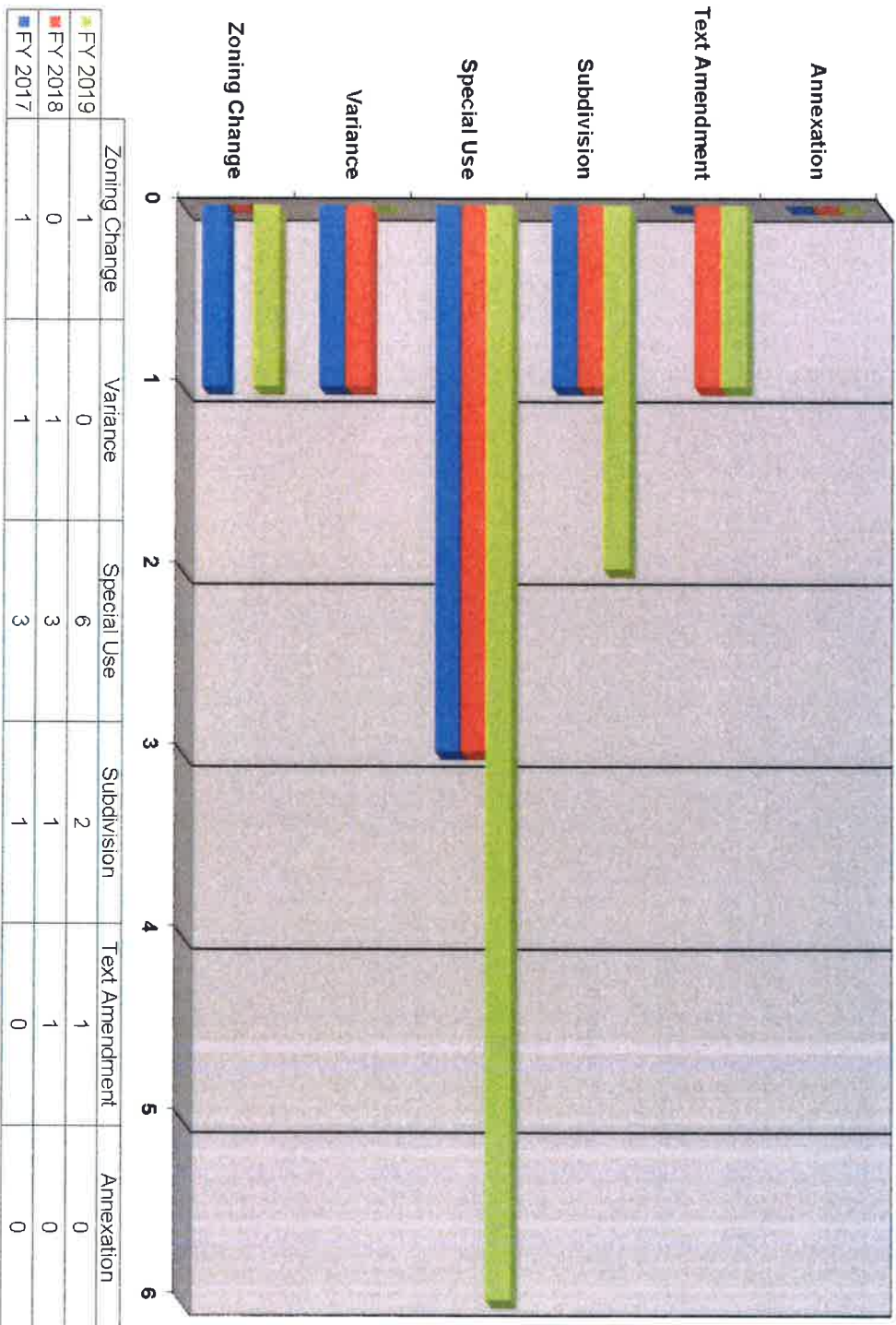
**Percentage of Growth*

	2000	2004	2010	2015	2020
Belvidere:	0	13	8.7	0.6	n/a
Poplar Grove:	0	114.9	70.8	0.3	n/a

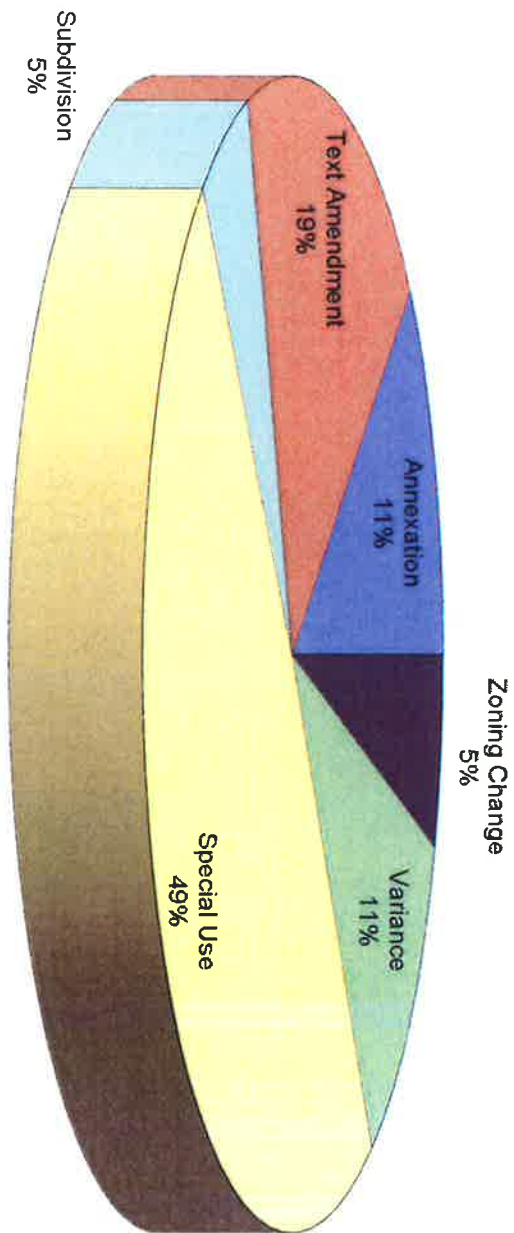
II-A FY 2017-2019 Belvidere Case Comparisons



II-B FY 2017-2019 Poplar Grove Case Comparisons



III-A
FY 2019 Belvidere Case Load Summary



Shaw Mills Ln.

Before



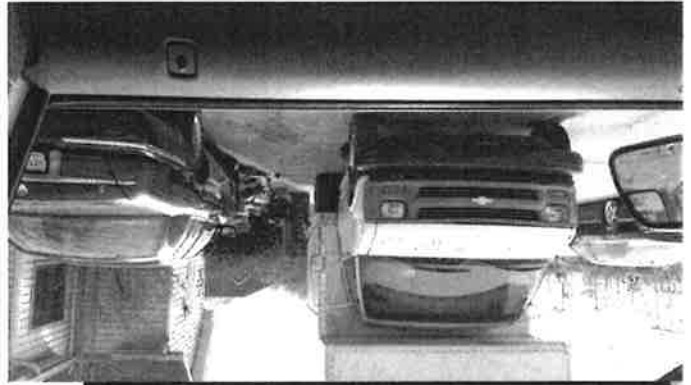
After



2192 N. State
Belvidere, IL
5-7-19
11:39 am

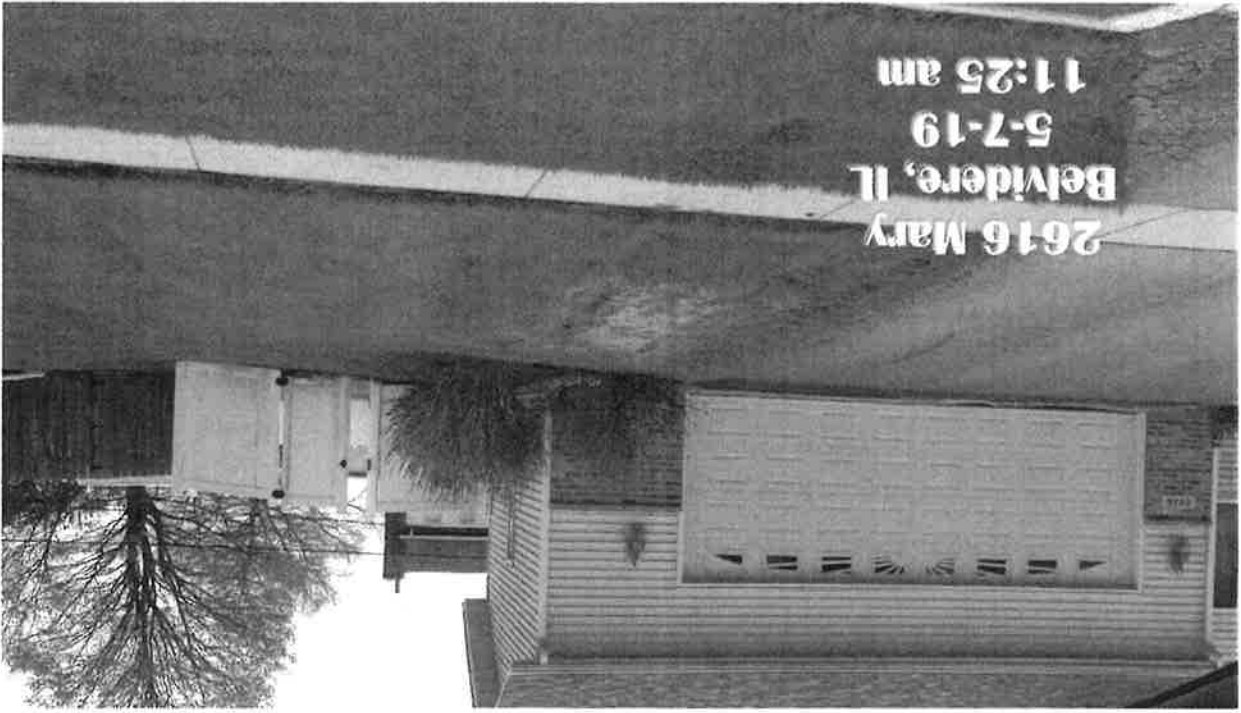


After

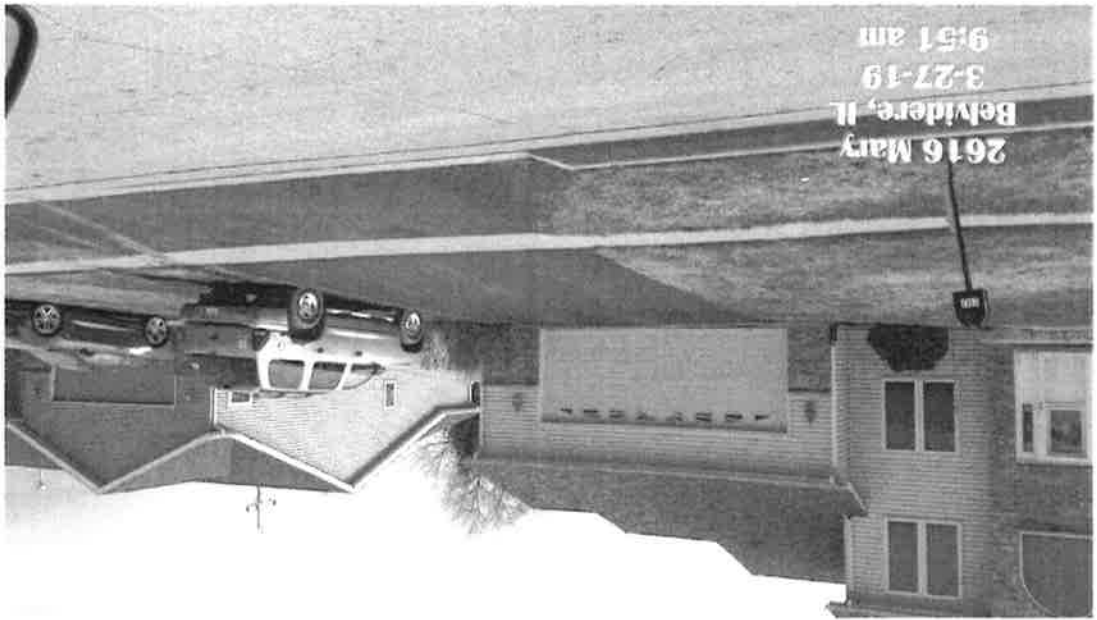


Before

2192 N. State St.



After



Before

2616 Mary St.

MONTHLY TREASURER'S REPORT

		Activity for the month of:				April 2019			
FUND	FUND #	Beginning Cash Balance	Receipts (Cash In)	Expenditures (Cash Out)	Month's Due to or Due From Activity	Ending Cash Balance	Outstanding Interfund Loans + Borrowings -	Ending Fund Balance	
General	01	11,565,584.83	1,197,674.53	1,138,669.88		11,624,589.48	15,266.76	11,639,856.24	
Forestry	01	(329,735.75)	0.00	0.00		(329,735.75)		(329,735.75)	
Landfill	01	(26,885.13)	0.00	0.00		(26,885.13)		(26,885.13)	
I M R F / Soc Sec	01	(104,326.77)	14,985.33	36,946.38		(126,287.82)		(126,287.82)	
Community Dev Fund	01	(1,100,343.93)	16,000.65	37,794.08		(1,122,137.36)		(1,122,137.36)	
Liability Insurance	01	(1,389,274.11)	0.00	0.00		(1,389,274.11)		(1,389,274.11)	
General Fund	01	8,615,019.14	1,228,660.51	1,213,410.34	0.00	8,630,269.31	15,266.76	8,645,536.07	
Motor Fuel Tax	10	394,074.49	49,078.43	0.00		443,152.92		443,152.92	
Kishwaukee TIF	13	18,337.38	0.00	6,000.00		12,337.38	(69,546.02)	(57,208.64)	
Kishwaukee 2 TIF	15	4,914.77	0.00	0.00		4,914.77		4,914.77	
Special Service Area 2	16	9,361.92	0.00	50.06		9,311.86		9,311.86	
Special Service Area 3	17	1,374.67	0.00	57.60		1,317.07		1,317.07	
Capital Projects - general									
Public Improvement	41	(58,958.23)	60,002.79	0.00		1,044.56		1,044.56	
Capital Fund (752)	41	628,732.92	184,204.93	146,321.62		666,616.23		666,616.23	
State Street Bridge	41	56,117.81	0.00	0.00		56,117.81		56,117.81	
Capital Projects	41	625,892.50	244,207.72	146,321.62	0.00	723,778.60	0.00	723,778.60	
W/S General Admin	61	75,633.08	134,078.00	134,078.00		75,633.08		75,633.08	
Water - operations	61	586,670.69	45,847.08	162,683.62	33,960.35	503,794.50		503,794.50	
W / S - bond proceeds	61	0.00	0.00	0.00		0.00		0.00	
W / S - bond payments	61	121,472.40	16,750.46	0.00		138,222.86		138,222.86	
W / S - bond reserves	61	245,823.92	756.43	0.00		246,580.35		246,580.35	
Sewer - operations	61	671,538.86	324,146.08	251,493.49	33,960.35	778,151.80		778,151.80	
W/S Cap Imprv (Depr) 04-09	61	681,279.68	27,671.83	68,307.46		640,644.05		640,644.05	
W/S Connection/Agr Fees 05-10	61	3,225,378.17	6,919.43	0.00		3,232,297.60		3,232,297.60	
Sewer Plant Equip Repl 06-08	61	737,043.30	44,874.01	89,882.75		692,034.56		692,034.56	
Water / Sewer Fund	61	6,344,840.10	601,043.32	706,445.32	67,920.70	6,307,358.80	0.00	6,307,358.80	
Escrow	91	494,213.80	427.00	7,040.00		487,600.80		487,600.80	
TOTAL		16,508,028.77	2,123,416.98	2,079,324.94	67,920.70	16,620,041.51	54,279.26	16,565,762.25	

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	892,366.12	1,066,783.77	6,671,119.42		8,630,269.31	15,266.76	8,645,536.07
Motor Fuel Tax	10	25,080.32	418,072.60			443,152.92		443,152.92
Kishwaukee TIF	13	12,337.38	0.00			12,337.38	(69,546.02)	(57,208.64)
Kishwaukee 2 TIF	15	4,914.77	0.00			4,914.77		4,914.77
Sp Srv Areas #2-Farmington	16	9,311.86	0.00			9,311.86		9,311.86
Sp Srv Areas #3-Farmington	17	1,317.07	0.00			1,317.07		1,317.07
Capital Projects	41	103,998.16	111,695.34	508,085.10		723,778.60		723,778.60
Water / Sewer Fund	61	386,077.28	331,739.00	5,589,542.52		6,307,358.80		6,307,358.80
Escrow	91	135,849.09	351,751.71	0.00		487,600.80		487,600.80
TOTAL		1,571,252.05	2,280,042.42	12,768,747.04	0.00	16,620,041.51	(54,279.26)	16,565,762.25
Fire Department - 2% Fund	19	8,603.91	37,149.71			45,753.62		45,753.62
Seized Vehicles		5,618.01				5,618.01		5,618.01
Drug Operations		63,224.20				63,224.20		63,224.20
State Asset Forfeiture		61,883.59				61,883.59		61,883.59
Federal Forfeiture		115,447.46				115,447.46		115,447.46
Auction		37,664.52				37,664.52		37,664.52
Metro Narcotics		10,400.16				10,400.16		10,400.16
Metro Narcotics OAF		311.00				311.00		311.00
Belvidere OAF		553.50				553.50		553.50
TOTAL POLICE FUNDS as of Mar. 2019		295,102.44				295,102.44		295,102.44

INCOME STATEMENT FOR THE GENERAL FUND

				Through	April	2019	
Account #	Actual FY 17	Actual FY 18	Month of April	YTD Actual for FY 19	Budget FY 19	100% of budget	
General Administration							
RE Property Tax	01-4-110-4010	1,843,251.00	1,759,868.97	0.00	1,773,398.86	1,769,385	100%
Hotel / Motel Tax	01-4-110-4011	2,748.68	2,579.99	0.00	3,701.93	3,356	110%
Auto Rental Tax	01-4-110-4012	6,418.98	6,794.30	531.37	7,258.78	6,480	112%
Muni Infrastructure Maint	01-4-110-4013	150,224.37	131,450.51	9,194.54	115,226.64	142,800	81%
State Income Tax	01-4-110-4100	2,436,019.36	2,710,100.59	246,993.54	2,484,021.35	2,451,043	101%
Home Rule Sales Tax	01-4-110-4109	0.00	0.00	75,146.73	75,146.73	0	0%
Muni Sales Tax	01-4-110-4110	3,310,595.26	3,427,287.63	244,161.59	3,583,825.71	3,471,350	103%
Sales Tax to Developer	01-4-110-4111	0.00	0.00	0.00	0.00	0	0%
Local Use Tax	01-4-110-4112	625,105.54	663,704.70	53,636.59	756,473.16	672,885	112%
Local Motor Fuel Tax	01-4-110-4113	0.00	0.00	49,066.04	339,494.03	0	0%
Replacement Tax	01-4-110-4120	534,532.21	433,270.17	108,314.78	450,226.41	505,727	89%
Repl Tax Dist to Pensions	01-4-110-4121	(264,958.00)	(260,246.00)	0.00	(268,051.00)	(268,051)	100%
State Grants	01-4-110-4150	0.00	0.00	0.00	2,270.00	0	0%
Grants (NDevelopment)	01-4-110-4151	0.00	0.00	0.00	0.00	0	0%
Business License	01-4-110-4200	15,870.00	15,340.00	175.00	13,640.00	17,850	76%
Liquor License & Fines	01-4-110-4210	104,050.00	157,450.00	0.00	169,400.00	114,700	148%
Amusement Machine	01-4-110-4230	8,400.00	9,800.00	0.00	65,800.00	10,300	639%
Court Fines	01-4-110-4400	269,744.37	326,213.98	28,677.88	340,756.68	313,271	109%
Parking Fines	01-4-110-4410	5,743.12	12,731.00	25.00	21,254.00	5,975	356%
Seized Vehicle Fee	01-4-110-4420	57,900.00	90,450.00	5,600.00	71,300.00	79,200	90%
Engr Fees-Subdivision	01-4-110-4430	14,005.00	0.00	0.00	0.00	20,000	0%
Video Gambling	01-4-110-4440	229,469.55	279,016.24	27,709.30	345,766.25	273,600	126%
Franchise Fees	01-4-110-4450	270,606.66	279,541.15	0.00	333,905.39	282,795	118%
Comcast Fees	01-4-110-4455	19,662.65	2,160.90	0.00	0.00	0	0%
Death/Birth Certificates	01-4-110-4460	20,255.00	18,818.00	1,516.00	19,116.00	18,379	104%
Accident/Fire Reports	01-4-110-4470	4,258.85	6,060.00	265.00	6,033.00	5,370	112%
Annexation/Plat Fees	01-4-110-4471	0.00	0.00	0.00	0.00	20,000	0%
Tipping Fees	01-4-110-4472	66,634.64	83,373.68	1,070.73	70,326.78	84,500	83%
Fuel Charges (outside vendors)	01-4-110-4550	0.00	211,852.37	16,626.79	216,537.69	245,876	88%
Interest Income	01-4-110-4600	39,813.97	55,202.89	15,837.61	128,675.18	74,750	172%
Misc Revenues	01-4-110-4900	26,134.26	13,512.51	950.00	19,146.17	26,700	72%
Heritage Days	01-4-110-4901	53,386.00	88,700.24	29,885.00	126,730.98	0	0%
Historic Pres. Fund Raising	01-4-110-4902	160.00	8,115.00	0.00	4,497.07	0	0%
Historic Pres. Grant Reimb.	01-4-110-4903	9,052.56	0.00	0.00	16,288.89	0	0%
Operating Transfer in (Reserve)	01-4-110-9998	1,026,870.07	22,510.55	0.00	0.00	676,844	0%
Total General Administration Revenues		10,885,954.10	10,555,659.37	915,383.49	11,292,166.68	11,025,085	102%
Salaries - Elected Officials	01-5-110-5000	207,623.48	213,878.30	16,958.58	214,542.34	214,542	100%
Salaries - Regular - FT	01-5-110-5010	221,324.13	226,430.75	21,224.12	233,508.86	230,962	101%
Group Health Insurance	01-5-110-5130	469,397.37	454,004.09	38,093.63	469,143.70	518,757	90%
Health Ins Claims Pd (Dental)	01-5-110-5131	28,915.36	29,787.65	2,762.60	29,265.19	35,000	84%
Group Life Insurance	01-5-110-5132	1,336.50	1,379.70	114.75	1,391.85	1,450	96%
Health Insurance Reimb.	01-4-110-4540	(153,131.82)	(156,965.81)	(5,257.69)	(143,896.26)	(160,588)	90%
Unemployment Compensation	01-5-110-5136	0.00	0.00	0.00	0.00	0	0%
Meeting & Conferences	01-5-110-5154	11,208.73	13,284.76	18.00	10,641.51	14,850	72%
Subscriptions/Ed Materials	01-5-110-5156	552.90	431.61	35.00	697.41	650	107%
Gen Admin Personnel & Benefit Expenses		787,226.65	782,231.05	73,948.99	815,294.60	855,623	95%
Repairs/Maint - Bldgs	01-5-110-6010	34,784.35	19,803.99	5,399.11	28,634.02	24,200	118%
Repairs/Maint - Equip	01-5-110-6020	3,424.32	3,925.16	489.67	4,491.23	5,000	90%
Legal	01-5-110-6110	7,450.91	6,082.96	331.50	7,131.47	22,000	32%
Other Professional Services	01-5-110-6190	0.00	2,169.40	6,634.24	69,382.71	5,000	0%
Grant Expenses (NDev)	01-5-110-6191	0.00	0.00	0.00	0.00	0	0%
Telephone	01-5-110-6200	20,424.85	21,934.88	2,870.69	20,859.49	21,630	96%
Codification	01-5-110-6225	8,442.83	5,231.40	4,991.33	5,941.33	2,000	297%
Other Communications	01-5-110-6290	4,037.44	2,805.52	224.36	2,877.12	3,330	86%
Gen Admin Contractual Expenses		78,564.70	61,953.31	20,940.90	139,317.37	83,160	168%

General Administration (cont)	Account #	Actual FY 17	Actual FY 17	Month of April	YTD Actual for FY 19	Budget FY 19	100% of budget
Office Supplies	01-5-110-7020	39,061.21	45,067.99	666.59	39,354.37	56,500	70%
Gas and Oil	01-5-110-7030	0.00	0.00	3,437.59	153,517.76	170,000	90%
Other Supplies	01-5-110-7800	5,417.00	5,281.54	544.20	4,630.74	6,800	68%
Gen Admin Supplies Expenses		44,478.21	50,349.53	4,648.38	197,502.87	233,300	85%
Miscellaneous Expense	01-5-110-7900	72,206.98	83,627.17	5,319.70	75,972.49	79,930	95%
Reimb of Seized Vehicle Fee	01-5-110-7901	1,207.50	600.00	0.00	300.00	0	0%
Heritage Days	01-5-110-7902	56,780.67	74,996.12	1,370.00	94,303.95	0	0%
Comcast Charges	01-5-110-7903	0.00	0.00	0.00	0.00	0	0%
Historic Preservation	01-5-110-7904	0.00	0.00	0.00	0.00	0	0%
Operating Transfers Out	01-5-110-9999	536,965.18	383,828.00	60,000.00	659,243.00	599,243	110%
Total General Administration Expenses		1,577,429.89	1,437,585.18	166,227.97	1,981,934.28	1,851,256	107%
NET GENERAL ADMINISTRATION		9,308,524.21	9,118,074.19	749,155.52	9,310,232.40	9,173,829	101%
General Fund - Audit Department							
RE Taxes - Audit	01-4-130-4010	20,057.42	20,040.98	0.00	20,071.81	20,000	100%
Accounting & Auditing	01-5-130-6100	35,100.00	34,920.00	0.00	31,000.00	36,500	85%
NET - AUDIT DEPARTMENT		(15,042.58)	(14,879.02)	0.00	(10,928.19)	(16,500)	66%
General Fund - IMRF Department							
RE Taxes - IMRF	01-4-140-4010	72,109.86	65,142.80	0.00	65,160.99	65,000	100%
Replacement Tax	01-4-140-4120	92,535.00	90,889.00	0.00	93,615.00	93,615	100%
Interest Income	01-4-140-4600	0.00	0.00	0.00	0.00	0	0%
Expense Reimbursement	01-4-140-4940	26,688.39	24,892.52	2,198.24	27,163.09	31,340	87%
Total IMRF Revenues		191,333.25	180,924.32	2,198.24	185,939.08	189,955	98%
IMRF Premium Expense	01-5-140-5120	210,445.44	194,160.51	10,862.21	165,964.27	179,872	92%
NET - IMRF DEPARTMENT		(19,112.19)	(13,236.19)	(8,663.97)	19,974.81	10,083	198%
General Fund - Social Security Department							
RE Taxes - FICA/Med	01-4-150-4010	225,346.90	200,385.68	0.00	200,458.46	200,000	100%
Expense Reimbursement	01-4-150-4940	127,996.70	128,779.38	10,512.20	136,303.35	134,731	101%
Library Expense Reimb.	01-4-150-4941	28,310.72	28,653.10	2,274.89	30,369.12	30,600	99%
Total Soc Security Revenues		381,654.32	357,818.16	12,787.09	367,130.93	365,331	100%
FICA Expense	01-5-150-5110	201,288.27	202,747.55	16,125.66	212,627.84	217,739	98%
Medicare Expense	01-5-150-5112	127,511.29	128,761.10	9,958.51	132,929.26	138,284	96%
Total Soc Security Expenses		328,799.56	331,508.65	26,084.17	345,557.10	356,023	97%
NET - SOCIAL SECURITY DEPT		52,854.76	26,309.51	(13,297.08)	21,573.83	9,308	132%
General Fund - Liability Insurance Dept							
RE Taxes - Ins Liability	01-4-160-4010	320,477.21	290,560.41	0.00	300,707.66	300,000	100%
Expense Reimbursement	01-4-160-4940	0.00	0.00	0.00	0.00	-	0%
Total Liability Insurance Revenues		320,477.21	290,560.41	0.00	300,707.66	300,000	100%
Insurance Premium	01-5-160-6800	449,520.12	452,758.88	0.00	457,401.38	488,060	94%
NET - LIABILITY INSURANCE DEPT		(129,042.91)	(162,198.47)	0.00	(156,693.72)	(188,060)	83%

Police Department	Account #	Actual FY 17	Actual FY 18	Month of April	YTD Actual for FY 19	Budget FY 19	100% of budget
RE Property Tax	01-4-210-4010	1,046,390.82	1,107,755.95	0.00	1,204,169.39	1,201,417	100%
Grants	01-4-210-4150	88,764.64	26,682.37	(20,000.00)	23,220.96	29,760	78%
Sex Offender Reg Fee	01-4-210-4480	3,240.00	7,510.00	300.00	5,120.00	5,000	102%
Miscellaneous Revenues	01-4-210-4900	131,676.98	183,034.11	103,232.91	259,700.89	175,287	148%
Expense Reimbursement	01-4-210-4940	11,641.11	4,558.00	0.00	10,604.69	0	0%
Sale of Assets	01-4-210-4950	6,233.33	11,970.00	0.00	0.00	0	0%
Total Police Department Revenues		1,287,946.88	1,341,510.43	83,532.91	1,502,815.93	1,411,464	106%
Salary - Regular - FT	01-5-210-5010	3,236,497.86	3,356,981.88	269,247.81	3,482,996.70	3,533,117	99%
Overtime	01-5-210-5040	410,571.39	315,416.26	8,106.85	257,388.47	400,000	64%
Police Pension	01-5-210-5122	1,026,333.40	1,087,714.97	0.00	1,184,097.58	1,181,417	100%
Health Insurance	01-5-210-5130	733,616.37	832,854.34	76,146.77	859,401.28	911,807	94%
Dental claims	01-5-210-5131	40,544.26	54,588.08	5,496.27	61,897.10	50,000	124%
Unemployment Compensation	01-5-210-5136	11,771.00	10,393.00	0.00	0.00	0	0%
Uniform Allowance	01-5-210-5140	64,295.91	67,481.12	490.00	64,457.79	72,367	89%
Training	01-5-210-5152	79,508.65	58,458.67	6,807.04	44,277.96	83,305	53%
Police Dept Personnel & Benefit Expenses		5,603,138.84	5,783,888.32	366,294.74	5,954,516.88	6,232,013	96%
Repair/Maint-Equipment	01-5-210-6020	8,342.61	9,973.61	500.13	18,518.31	20,656	90%
Repair/Maint-Vehicles	01-5-210-6030	64,832.94	77,070.58	3,853.13	69,178.68	99,050	70%
Telephone/Utilities	01-5-210-6200	42,940.62	41,675.83	1,643.42	43,346.12	43,800	99%
Physical Exams	01-5-210-6810	210.00	0.00	0.00	0.00	2,135	0%
Community Policing	01-5-210-6816	7,991.22	7,830.41	1,082.47	5,172.62	9,500	54%
K 9 Program Expenses	01-5-210-6818	3,301.45	15,594.38	217.48	3,617.23	5,550	65%
Sex Offender State Disburse	01-5-210-6835	2,080.00	2,985.00	195.00	2,825.00	3,250	0%
Police Department - Contractual Expenses		129,698.84	155,129.81	7,491.63	142,657.96	183,941	78%
Office Supplies	01-5-210-7020	6,472.45	6,409.54	557.18	5,708.39	10,850	53%
Gas & Oil	01-5-210-7030	70,384.40	99,685.98	15,700.23	91,331.46	100,000	91%
Operating Supplies	01-5-210-7040	36,697.71	24,660.57	9.94	15,530.45	45,185	34%
Miscellaneous Expense	01-5-210-7900	37,100.96	35,482.95	70,051.67	80,721.59	40,800	198%
Police Department - Supplies Expense		150,655.52	166,239.04	86,319.02	193,291.89	196,835	98%
Equipment	01-5-210-8200	45,298.05	39,104.62	3,120.45	26,361.62	74,830	35%
Vehicles	01-5-210-8300	0.00	0.00	0.00	0.00	0	0%
Total Police Department Expenses		5,928,791.25	6,144,361.79	463,225.84	6,316,828.35	6,687,619	94%
NET - POLICE DEPARTMENT		(4,640,844)	(4,802,851)	(379,693)	(4,814,012)	(5,276,155)	91%
Public Safety Building Department							
Salaries - Regular - FT	01-5-215-5010	602,190.90	639,282.47	69,851.84	608,360.29	708,098	86%
Other (FICA & IMRF)	01-5-215-5079	105,206.33	110,384.54	10,100.57	99,793.16	124,979	80%
Other Contractual Services	01-5-215-6890	275,223.55	299,759.63	23,771.83	331,871.29	283,232	117%
NET - PUBLIC SAFETY BLDG DEPT		(982,620.78)	(1,049,426.64)	(103,724.24)	(1,040,024.74)	(1,116,309)	93%

Fire Department	Account #	Actual FY 17	Actual FY 18	Month of April	YTD Actual for FY 19	Budget FY 19	100% of budget
RE Property Tax	01-4-220-4010	818,109.40	990,630.02	0.00	1,023,473.06	1,021,132	100%
Grants	01-4-220-4150	1,000.00	15,755.74	0.00	6,465.97	5,000	0%
Miscellaneous Revenues	01-4-220-4900	36,031.31	13,979.92	583.81	15,181.83	25,000	61%
Expense Reimbursement	01-4-220-4940	1,012.98	37,771.00	0.00	723.41	0	0%
Sale of Assets	01-4-220-4950	0.00	10,100.00	0.00	0.00	10,000	0%
Total Fire Department Revenues		856,153.69	1,068,236.68	583.81	1,045,844.27	1,061,132	99%
Salaries - Regular - FT	01-5-220-5010	1,969,596.22	2,068,633.52	161,004.23	2,113,028.04	2,157,165	98%
Overtime	01-5-220-5040	200,784.91	136,531.18	17,184.07	164,132.42	183,250	90%
Fire Pension	01-5-220-5124	798,051.98	970,589.04	0.00	1,003,401.25	1,001,132	100%
Health Insurance	01-5-220-5130	422,210.56	495,623.54	43,966.40	497,102.45	507,253	98%
Dental Insurance	01-5-220-5131	21,499.64	27,129.39	3,964.80	21,475.39	32,000	67%
Unemployment Compensation	01-5-220-5136	0.00	0.00	0.00	0.00	0	0%
Uniform Allowance	01-5-220-5140	30,429.01	29,482.63	2,080.14	34,236.34	32,300	106%
Training	01-5-220-5152	31,096.97	18,816.26	1,519.40	25,528.17	20,600	124%
Fire Depart Personnel & Benefits Expenses		3,473,669.29	3,746,805.56	229,719.04	3,858,904.06	3,933,700	98%
Repair/Maint-Bldg	01-5-220-6010	57,115.64	47,639.91	1,836.12	8,777.49	42,350	21%
Repair/Maint-Equipment	01-5-220-6020	0.00	7,889.99	526.17	10,210.34	14,200	72%
Repair/Maint-Vehicles	01-5-220-6030	57,015.82	36,582.75	2,832.02	28,824.37	53,500	54%
Telephone/Utilities	01-5-220-6200	11,697.06	19,202.62	729.73	9,407.05	15,240	62%
Physical Exams	01-5-220-6810	654.50	709.00	0.00	465.00	2,500	19%
Fire Prevention	01-5-220-6822	8,983.96	10,251.54	1,605.00	8,595.69	12,000	72%
Emergency Med Supplies	01-5-220-6824	0.00	9,760.71	975.40	6,645.76	11,500	58%
Fire Department - Contractual Expenses		135,466.98	132,036.52	8,504.44	72,925.70	151,290	48%
Office Supplies	01-5-220-7020	12,685.62	11,665.64	295.94	9,903.79	14,100	70%
Gas & Oil	01-5-220-7030	14,367.49	18,927.06	3,673.99	19,560.59	20,000	98%
Operating Supplies	01-5-220-7040	6,830.98	8,606.67	41.12	8,023.11	8,000	100%
Miscellaneous Expense	01-5-220-7900	1,296.45	588.80	47.25	556.94	1,000	56%
Fire Department - Supplies Expenses		35,180.54	39,788.17	4,058.30	38,044.43	43,100	88%
Equipment	01-5-220-8200	53,632.91	42,800.39	2,573.00	29,648.39	25,000	119%
Total Fire Department Expenses		3,697,949.72	3,961,430.64	244,854.78	3,999,522.58	4,153,090	96%
NET - FIRE DEPARTMENT		(2,841,796.03)	(2,893,193.96)	(244,270.97)	(2,953,678.31)	(3,091,958)	96%
Police & Fire Commission Department							
Physical Exams	01-5-225-6810	13,100.90	18,663.60	0.00	5,306.86	16,500	32%
Other Contractual Services	01-5-225-6890	9,417.64	21,302.72	235.00	8,044.67	10,015	80%
NET - POLICE & FIRE COMMISSION		(22,518.54)	(39,966.32)	(235.00)	(13,351.53)	(26,515)	50%

Community Development	Account #	Actual FY 17	Actual FY 18	Month of April	YTD Actual for FY 19	Budget FY 19	100% of budget
Building Permits	01-4-230-4300	235,547.00	106,298.00	10,137.50	127,617.70	205,259	62%
Electric Permits	01-4-230-4310	19,798.50	13,270.50	488.50	10,156.00	19,965	51%
Electrician Certification Fees	01-4-230-4315	2,900.00	4,200.00	1,300.00	2,900.00	3,050	95%
Plumbing Permits	01-4-230-4320	17,392.50	10,390.00	367.50	7,132.50	12,626	56%
HVAC Permits	01-4-230-4330	11,156.25	4,224.00	30.00	3,035.00	5,500	55%
Plan Review Fees	01-4-230-4340	76,325.75	7,826.25	61.00	14,167.00	40,000	35%
Sidewalk/Lot Grading Fees	01-4-230-4350	1,487.50	1,360.00	125.00	677.50	1,575	43%
Insulation Permits	01-4-230-4360	4,060.00	1,237.50	10.00	767.50	1,812	42%
Zoning Review Fee	01-4-230-4370	3,215.00	2,910.00	262.50	2,615.00	3,535	74%
Code Enforcement	01-4-230-4380	6,300.00	6,400.00	200.00	6,500.00	5,900	110%
Other Permits	01-4-230-4390	4,682.50	4,730.00	532.50	4,620.00	5,861	79%
Miscellaneous Revenues	01-4-230-4900	25.00	102.50	0.00	305.00	250	122%
Expense Reimbursement	01-4-230-4940	2,569.25	1,370.83	48.65	3,696.39	2,000	185%
Planning Fees	01-4-230-4950	21,498.75	11,871.50	2,150.00	17,425.00	13,500	129%
Planning Misc.	01-4-230-4955	12,801.34	2,060.00	287.50	3,140.00	1,000	314%
Building Department - Revenues		419,759.34	178,251.08	16,000.65	204,754.59	321,833	64%
Salaries- Regular - FT	01-5-230-5010	213,387.45	207,201.12	22,827.02	244,444.80	252,208	97%
FICA	01-5-230-5079	16,324.12	15,850.89	1,746.27	17,964.90	19,294	93%
IMRF	01-5-230-5120	26,688.39	24,892.52	2,198.24	27,163.09	31,340	87%
Health Ins Expense	01-5-230-5130	59,052.36	69,550.97	3,219.25	85,458.67	98,917	86%
Dental Insurance	01-5-230-5131	2,059.20	3,803.88	648.80	3,608.00	5,000	72%
Unemployment	01-5-230-5136	0.00	0.00	0.00	0.00	0	0%
Training	01-5-230-5152	1,147.00	1,355.87	58.35	3,398.57	4,000	85%
Building Dept Personnel & Benefits Expense		318,658.52	322,655.25	30,697.93	382,038.03	410,759	93%
Repair/Maint - Equip	01-5-230-6020	5,331.66	6,478.55	61.90	6,837.81	5,500	124%
Repair/Maint - Vehicles	01-5-230-6030	0.00	0.00	68.86	489.59	1,500	33%
Other Professional Services	01-5-230-6190	45,691.08	45,939.84	2,958.32	46,519.84	46,000	101%
Telephone	01-5-230-6200	2,002.33	2,048.79	200.96	2,251.93	3,000	75%
Postage	01-5-230-6210	6,279.70	3,373.10	951.60	5,158.88	2,000	258%
Printing & Publishing	01-5-230-6220	2,504.48	3,361.97	170.00	3,186.70	2,875	111%
Building Department - Contractual Expenses		61,809.25	61,202.25	4,411.64	64,444.75	60,875	106%
Office Supplies	01-5-230-7020	6,616.86	6,661.11	2,551.47	6,172.76	7,100	87%
Gas & Oil	01-5-230-7030	625.68	592.92	102.55	627.54	1,700	37%
Miscellaneous Expense	01-5-230-7900	1,142.81	502.92	30.49	179.42	1,000	18%
Operating Transfer Out	01-5-230-9999	0.00	0.00	0.00	0.00	0	0%
Building Department - Supplies Expenses		8,385.35	7,756.95	2,684.51	6,979.72	9,800	71%
Total Building Department Expenses		388,853.12	391,614.45	37,794.08	453,462.50	481,434	94%
NET - BUILDING DEPARTMENT		30,906.22	(213,363.37)	(21,793.43)	(248,707.91)	(159,601)	156%
Civil Defense Department							
RE Tax - Civil Defense	01-4-240-4010	7,032.46	7,030.74	0.00	7,018.63	7,000	100%
Miscellaneous Revenues	01-4-240-4900	25,285.36	631.35	0.00	0.00	0	#DIV/0!
Miscellaneous Expense	01-5-240-7900	30,687.50	83,747.22	5,265.00	5,265.00	7,000	75%
NET - CIVIL DEFENSE DEPARTMENT		1,630.32	(76,085.13)	(5,265.00)	1,753.63	0	#DIV/0!

Street Department	Account #	Actual FY 17	Actual FY 18	Month of April	YTD Actual for FY 19	Budget FY 19	100% of budget
RE Tax - Road & Bridge	01-4-310-4010	320,508.22	320,365.58	0.00	324,161.48	320,000	101%
Grants	01-4-310-4150	0.00	60,503.12	0.00	51,100.20	0	0%
Sidewalk/Driveway/Lot Grading	01-4-310-4350	2,940.00	2,220.00	120.00	2,524.00	2,000	126%
Miscellaneous Revenues	01-4-310-4900	5,374.04	1,822.38	587.50	3,046.51	3,000	0%
Expense Reimbursement	01-4-310-4940	67,971.36	34,421.34	15,127.00	83,599.28	10,000	0%
Expense Reimbursement	01-5-310-4940	(18,583.89)	(210,670.36)	0.00	(39,605.40)	-	0%
Sale of Assets	01-4-310-4950	7,100.00	0.00	0.00	21,338.70	-	0%
Street Department - Revenues		385,309.73	208,662.06	15,834.50	446,164.77	335,000	133%
Salaries - Regular - FT	01-5-310-5010	583,028.64	580,406.51	46,251.26	583,118.92	623,098	94%
Overtime	01-5-310-5040	42,551.26	37,416.56	0.00	48,528.08	40,000	121%
Health Insurance	01-5-310-5130	219,296.47	220,842.37	13,000.80	148,531.47	233,560	64%
Uniform Allowance	01-5-310-5140	13,047.28	16,329.15	1,037.15	14,529.67	15,000	97%
Training	01-5-310-5152	710.00	293.10	50.00	150.00	1,500	10%
Street Dept - Personnel & Benefits Expenses		858,633.65	855,287.69	60,339.21	794,858.14	913,158	87%
Repair/Maint - Storm Drain	01-5-310-6001	24,632.80	27,988.96	1,855.88	33,383.89	25,000	134%
Repair/Maint - St/Parking Lot	01-5-310-6002	87,243.71	119,636.90	3,125.69	95,555.65	95,000	101%
Repair/Maint - Sidewalk/Curb	01-5-310-6003	43,102.36	54,680.98	(20.00)	40,493.85	40,000	101%
Repair/Maint - Building	01-5-310-6010	19,295.50	14,190.21	298.29	4,464.45	13,000	34%
Repair/Maint - Equipment	01-5-310-6020	82,224.48	114,315.41	16,298.34	102,537.25	110,000	93%
Repair/Maint - Traffic Signal	01-5-310-6024	81,592.52	88,578.51	6,866.50	33,412.56	30,000	111%
Telephone/Utilities	01-5-310-6200	7,166.18	7,632.54	613.23	7,165.54	6,500	110%
Leaf Clean-up/Removal	01-5-310-6826	10,592.30	9,296.40	296.40	912.00	12,000	8%
Street Department - Contractual Expenses		355,849.85	436,319.91	29,334.33	317,925.19	331,500	96%
Office Supplies	01-5-310-7020	6,919.17	4,707.63	77.25	2,134.38	6,000	36%
Gas & Oil	01-5-310-7030	49,327.64	73,272.48	9,169.89	79,444.30	75,000	106%
Operating Supplies	01-5-310-7040	29,559.93	32,087.06	5,629.79	24,762.62	25,000	99%
Miscellaneous Expense	01-5-310-7900	1,179.69	1,165.50	0.00	1,318.11	2,000	0%
Street Department - Supplies Expenses		86,986.43	111,232.67	14,876.93	107,659.41	108,000	100%
Equipment	01-5-310-8200	0.00	0.00	0.00	0.00	0	0%
Total Street Department Expenses		1,301,469.93	1,402,840.27	104,550.47	1,220,442.74	1,352,658	90%
NET - STREET DEPARTMENT		(916,160.20)	(1,194,178.21)	(88,715.97)	(774,277.97)	(1,017,658)	76%
Street Lighting							
RE Tax - Street Lighting	01-4-330-4010	210,318.07	200,385.68	0.00	210,494.34	210,000	100%
Expense Reimbursement	01-5-330-4940	0.00	0.00	0.00	0.00	0	0%
Repair/ Maint - Street Light	01-5-330-6022	74,151.47	140,835.41	590.00	14,579.86	40,000	36%
Street Lighting - electricity	01-5-330-6310	285,611.12	278,689.77	24,373.10	232,345.98	280,000	83%
NET - STREET LIGHTING		(149,444.52)	(219,139.50)	(24,963.10)	(36,431.50)	(110,000)	33%

	Account #	Actual FY 17	Actual FY 18	Month of April	YTD Actual for FY 19	Budget FY 19	100% of budget
Landfill Department							
RE Tax - Refuse/Landfill	01-4-335-4010	45,081.73	45,101.85	0.00	50,124.61	50,000	100%
Miscellaneous Revenue	01-4-335-4900	0.00	0.00	0.00	0.00	0	0%
Miscellaneous Expenses	01-5-335-7900	47,563.60	68,103.20	0.00	52,605.91	56,000	94%
NET - GARBAGE DEPARTMENT		(2,481.87)	(23,001.35)	0.00	(2,481.30)	(6,000)	41%
Forestry Department							
RE Tax - Forestry	01-4-340-4010	40,081.62	35,081.34	0.00	40,118.67	40,000	100%
Other Fees	01-4-340-4490	0.00	0.00	0.00	0.00	0	0%
Miscellaneous	01-4-340-4900	0.00	0.00	0.00	0.00	0	0%
Forestry Department Revenues		40,081.62	35,081.34	0.00	40,118.67	40,000	100%
Repair/ Maint - Other	01-5-340-6090	0.00	0.00	0.00	0.00	0	0%
Tree Removal or Purchase	01-5-340-6850	127,536.00	91,591.98	0.00	41,209.65	80,000	52%
Miscellaneous Expense	01-5-340-7900	0.00	0.00	0.00	0.00	-	0%
Forestry Department Expenses		127,536.00	91,591.98	0.00	41,209.65	80,000	52%
NET - FORESTRY DEPARTMENT		(87,454.38)	(56,510.64)	0.00	(1,090.98)	(40,000)	0%
Engineering Department							
Engineering	01-5-360-6140	387.50	31,641.67	0.00	8,652.64	27,000	32%
Subdivision Expense	01-5-360-6824	8,735.00	1,508.00	0.00	2,277.50	10,000	23%
Office Supplies	01-5-360-7020	7,023.73	7,013.20	91.50	5,927.18	8,000	74%
Gas & Oil	01-5-360-7030	0.00	0.00	0.00	0.00	-	0%
NET - ENGINEERING DEPARTMENT		(16,146.23)	(40,162.87)	(91.50)	(16,857.32)	(45,000)	37%
Health / Social Services							
Council on Aging	01-5-410-6830	33,000.00	23,000.00	0.00	23,000.00	23,000	100%
Demolition / Nuisance	01-5-410-6832	0.00	2,105.00	0.00	1,630.00	5,000	33%
NET - HEALTH / SOCIAL SERVICES		(33,000.00)	(25,105.00)	0.00	(24,630.00)	(28,000)	88%
Economic Development							
Planning Dept Services	01-5-610-6150	52,650.00	49,923.81	520.00	28,171.00	57,500	49%
Economic / Business	01-5-610-6840	73,000.00	73,000.00	0.00	73,000.00	73,000	100%
Tourism	01-5-610-6842	5,500.00	0.00	0.00	6,000.00	7,000	86%
Historic Preservation	01-5-610-6844	20,357.87	32,976.59	901.15	7,782.89	4,000	195%
NET - ECONOMIC DEVELOPMENT		(151,507.87)	(155,900.40)	(1,421.15)	(114,953.89)	(141,500)	81%
Ag Tech Initiatives Dept							
Federal Grants	01-4-620-4160	0.00	0.00	0.00	0.00	0	0%
Other Contractual Services	01-5-620-6890	0.00	0.00	0.00	0.00	0	0%
NET - AG TECH INITIATIVES DEPT		0.00	0.00	0.00	0.00	0	0%
Utility Tax Dept.							
Utility Tax - Electric	01-4-751-4131	1,393,783.95	1,364,570.77	115,107.58	1,416,157.49	1,459,907	97%
Utility Tax - Gas	01-4-751-4132	308,338.72	328,638.72	48,843.16	364,109.68	325,813	112%
Utility Tax - Telephone	01-4-751-4133	300,448.75	262,901.00	18,389.08	230,453.27	296,315	78%
Grants	01-4-751-4150	0.00	0.00	0.00	318,185.11	0	0%
Expense Reimbursement	01-4-751-4940	0.00	40,938.89	0.00	6,768.29	0	0%
Columbia Ave.	01-5-751-8040	450,000.00	0.00	0.00	0.00	0	0%
Downtown Streetscape	01-5-751-8052	644,463.91	0.00	0.00	0.00	0	0%
Downtown Pavement Project	01-5-751-8054	294,850.55	0.00	0.00	0.00	0	0%
Tripp Rd. Reconstruction	01-5-751-8056	0.00	47,257.18	0.00	563,641.56	0	0%
Southside Stormsewer Study	01-5-751-8058	0.00	87,498.97	2,823.50	21,169.75	0	0%
Bellwood Detention Basin	01-5-751-8060	0.00	27,478.50	0.00	35,002.50	0	0%
Poplar Grove/ Lawrenceville Int	01-5-751-8062	0.00	0.00	1,717.50	1,717.50	12,000	14%
		613,256.96	1,834,814.73	177,798.82	1,715,860.03	2,070,035	83%
TOTAL GENERAL FUND REVENUES		17,079,016.60	16,486,943.83	1,228,660.51	18,009,025.81	17,418,835	103%
TOTAL GENERAL FUND EXPENSES		17,079,016.60	16,486,943.83	1,193,840.51	17,149,468.39	17,418,835	98%
NET REV OVER (UNDER) EXP		0.00	0.00	34,820.00	859,557.42	0	

CASH FLOW STATEMENT FOR WATER / SEWER FUND as of April 30, 2019

Water / Sewer General Administration

Line Item	Account #	Actual FY 17	Actual FY 18	Month of April	Actual FY 19	Budget FY 19	100.00% used
Beginning Cash & Investments		75,606	75,606		75,607.08	75,606	
Interest Income-sweep acct	61-4-110-4600	0	0	0.00	26.00	0	
Miscellaneous Revenues	61-4-110-4900	0	0	134,078.00	473,115.00	0	
Operating Transfer Out	61-5-110-9999	0		134,078.00	473,115.00	0	
Ending Cash		75,606	75,606	0.00	75,633.08	75,606	

Water Department

Line Item	Account #	Actual FY 17	Actual FY 18	Month of April	Actual FY 19	Budget FY 19	100.00% used
Beginning Cash & Investments		697,162	590,508		430,243.45	592,645	
Water Consumption	61-4-810-4500	2,118,914	2,143,711	128,243.06	2,077,264.84	2,191,072	95%
Dep on Agr - Westhill	61-4-810-4521	3,786	0	0.00	2,111.00	0	0%
Meters Sold	61-4-810-4530	93,879	93,455	(82,952.53)	91,771.83	87,650	105%
Other Services	61-4-810-4590	5,547	7,813	552.00	5,558.50	7,500	74%
W/S Interest	61-4-810-4600	0	2,333	4.55	701.85	0	0%
Miscellaneous Revenues	61-4-810-4900	6,450	0	0.00	106.00	0	0%
Expense Reimbursement	61-4-810-4940	6,196	39,267	0.00	22,730.33	0	0%
Sale of Assets	61-4-810-4950	1,925	0	0.00	0.00	0	0%
Operating Transfers-In	61-4-810-9998	0	0	0.00	0.00	-	0%
Total Water Department Revenues		2,236,697	2,286,579	45,847.08	2,200,244.35	2,286,222	96%
Salaries - Regular - FT	61-5-810-5010	555,858	566,222	42,638.42	585,951.23	577,070	102%
Overtime	61-5-810-5040	34,276	28,055	1,299.98	39,362.08	35,000	112%
FICA Water	61-5-810-5079	51,932	49,317	3,799.17	52,123.17	45,100	116%
IMRF	61-5-810-5120	79,941	73,542	4,231.26	69,635.14	73,011	95%
Group Health Insurance	61-5-810-5130	214,738	246,826	15,967.60	176,383.46	245,391	72%
Uniform Allowance	61-5-810-5140	6,484	7,257	310.12	6,435.58	13,000	50%
Rep& Maint-Infrastructure	61-5-810-6000	68,065	136,623	7,790.40	128,184.10	70,000	183%
Rep& Maint - Buildings	61-5-810-6010	27,173	14,405	3,689.32	15,841.45	24,500	65%
Rep& Maint - Equipment	61-5-810-6020	51,773	32,237	5,836.52	47,508.52	33,000	144%
Rep& Maint - Vehicles	61-5-810-6030	18,417	12,583	990.03	38,625.97	20,000	193%
Rep& Maint - Contractual	61-5-810-6040	102,795	66,355	2,616.20	83,343.59	85,000	98%
Other Professional Serv	61-5-810-6190	4,118	2,132	0.00	15,247.70	12,000	127%
Telephone	61-5-810-6200	8,259	9,220	849.85	8,979.26	9,000	100%
Postage	61-5-810-6210	15,304	17,831	1,214.72	13,586.23	22,000	62%
Utilities	61-5-810-6300	311,597	255,296	23,257.39	239,602.62	260,000	92%
Office Equip Rental/Maint	61-5-810-6410	32,006	29,265	499.33	18,280.73	30,300	60%
Liability Insurance	61-5-810-6800	110,328	111,448	0.00	111,448.34	136,884	81%
Lab Expense	61-5-810-6812	27,337	30,984	6,408.28	41,898.85	36,000	116%
Office Supplies	61-5-810-7020	8,298	8,530	408.68	10,006.90	9,000	111%
Gas & Oil	61-5-810-7030	15,226	17,057	1,393.06	16,048.31	20,000	80%
Operating Supplies	61-5-810-7040	70,770	60,663	6,203.90	69,667.51	65,000	107%
Chemicals	61-5-810-7050	59,764	85,026	2,515.00	86,212.26	90,000	96%
Meters	61-5-810-7060	42,939	41,995	2,054.78	32,756.15	20,000	164%
Bad Debt Expense	61-5-810-7850	2,118	281	35.38	627.86	2,000	31%
Miscellaneous Expense	61-5-810-7900	5,168	4,077	822.98	3,903.08	8,400	46%
Equipment	61-5-810-8200	0	0	0.00	0.00	0	0%
Transfer Out	61-5-810-9999	0	0	0.00	0.00	0	0%
Depreciation Set Aside		305,604	314,772	27,017.92	324,215.04	324,215	100%
Bond Pmt Set Aside		141,200	213,350	833.33	9,999.96	10,000	100%
Total Water Department Expenses		2,371,488	2,435,350	162,683.62	2,245,875.09	2,275,871	99%
NET WATER DEPARTMENT		(134,791)	(148,770)	(116,836.54)	(45,630.74)	10,351	
Change in Accounts Receivable (YTD)		28,419	(11,494)		119,181.79		
Ending Cash & Investments		590,790	430,243		503,794.50	602,996	

CASH FLOW STATEMENT FOR WATER / SEWER FUND as of April 30, 2019

Sewer Department

Line Item	Account #	Actual FY 17	Actual FY 18	Month of April	Actual FY 19	Budget FY 19	100.00% used
Beginning Cash & Investments		1,284,737	965,295		797,980.97	516,865	
Interest Income							
Sewer Consumption	61-4-820-4500	3,103,395	3,349,266	236,719.90	3,294,574.55	3,172,429	104%
Dep on Agr - Westhills	61-4-820-4521	2,978	0	0.00	1,018.00	0	0%
Meters Sold	61-4-820-4530	92,544	92,004	83,052.53	87,539.53	87,650	100%
Other Services	61-4-820-4590	92,574	27,739	4,226.94	32,054.12	25,000	128%
WWT Interest	61-4-820-4600	0	931	146.71	4,527.35	0	#DIV/0!
Miscellaneous Revenues	61-4-820-4900	2,153	100	0.00	0.00	0	0%
Expense Reimbursement	61-4-820-4940	0	123,351	0.00	500.00	0	0%
Operating Transfers-In	61-4-820-9998	500,000	500,000	0.00	500,000.00	500,000	100%
Total Sewer Department Revenues		3,793,644	4,093,391	324,146.08	3,920,213.55	3,785,079	104%
Salaries - Regular - FT							
Salaries - Regular - FT	61-5-820-5010	565,019	575,315	42,796.77	588,653.09	626,958	94%
Overtime	61-5-820-5040	44,286	46,506	5,338.59	54,196.38	55,000	99%
FICA WWTP	61-5-820-5079	39,653	40,034	3,244.36	41,270.06	49,585	83%
IMRF	61-5-820-5120	82,421	76,818	4,635.41	71,162.82	82,337	86%
Group Health Insurance	61-5-820-5130	207,899	234,151	15,309.60	170,310.47	223,259	76%
Dental Claims	61-5-820-5131	0	0	0.00	0.00	0	0%
Uniform Allowance	61-5-820-5140	18,158	20,427	2,208.26	22,221.11	17,000	131%
Travel	61-5-820-5151	0	0	0.00	0.00	0	0%
Rep & Maint - Lift Stations	61-5-820-6005	50,022	29,795	0.00	9,040.90	20,000	45%
Rep & Maint - Buildings	61-5-820-6010	19,652	91,703	12,767.22	133,812.45	123,000	109%
Rep & Maint - Equipment	61-5-820-6020	88,281	54,797	5,186.66	56,147.54	0	0%
Rep & Maint - Vehicles	61-5-820-6030	29,626	29,372	574.73	21,747.65	25,000	87%
Rep & Maint - Contractual	61-5-820-6040	28,275	18,343	1,860.00	14,099.18	100,000	14%
Other Professional Serv	61-5-820-6190	76,824	103,291	17,303.65	109,316.09	73,500	149%
Telephone	61-5-820-6200	10,153	9,369	755.97	8,272.76	11,000	75%
Postage	61-5-820-6210	15,123	17,692	1,214.72	13,257.87	20,000	66%
Utilities	61-5-820-6300	208,399	212,511	20,591.99	217,574.63	230,000	95%
Office Equip Rental/Maint	61-5-820-6410	4,224	3,077	230.69	3,454.75	6,000	58%
Liability Insurance	61-5-820-6800	131,014	132,345	0.00	132,344.90	142,500	93%
Lab Expense	61-5-820-6812	36,420	27,530	10,892.28	47,738.32	50,000	95%
Sludge Disposal	61-5-820-6814	9,871	7,240	517.40	8,483.13	10,000	85%
Office Supplies	61-5-820-7020	5,682	8,613	408.68	7,906.90	8,000	99%
Gas & Oil	61-5-820-7030	14,368	18,551	210.98	10,604.99	35,000	30%
Operating Supplies	61-5-820-7040	23,637	20,120	562.12	18,034.75	20,000	90%
Chemicals	61-5-820-7050	35,011	24,826	0.00	34,144.43	60,000	57%
Meters	61-5-820-7060	12,258	30,521	2,054.78	29,319.85	20,000	147%
Bad Debt Expense	61-5-820-7850	2,665	341	39.30	745.80	4,000	19%
Miscellaneous Expenses	61-5-820-7900	4,241	2,430	891.25	3,434.76	5,000	69%
Equipment	61-5-820-8200	0	0	0.00	0.00	0	0%
Operating Transfer Out	61-5-820-9999	500,000	500,000	0.00	500,000.00	500,000	100%
Depreciation Set Aside		452,955	466,544	40,083.33	480,999.96	431,000	112%
Bond Pmt Set Aside		332,395	338,350	15,000.00	180,000.00	180,000	100%
		3,048,534	3,140,615	204,678.74	2,988,295.54	3,128,139	96%
Sewer Department							
Collection System Expenses							
Salaries - Regular - FT	61-5-830-5010	282,807	284,555	22,515.56	295,079.17	304,959	97%
Overtime	61-5-830-5040	22,941	23,638	0.00	30,999.28	30,000	103%
FICA Sewer	61-5-830-5079	20,088	23,577	1,722.40	24,945.22	25,624	97%
IMRF	61-5-830-5120	43,336	39,176	2,168.24	37,494.28	42,026	89%
Group Health Insurance	61-5-830-5130	99,658	101,803	7,564.00	84,284.89	110,737	76%
Uniform Allowance	61-5-830-5140	4,300	5,200	268.06	4,425.82	6,600	67%
Rep & Maint - Infrastructure	61-5-830-6000	34,372	37,085	4,512.78	26,125.00	40,000	65%
Rep & Maint - Equipment	61-5-830-6020	4,127	23,840	3,696.32	7,393.83	12,000	62%
Rep & Maint - Vehicles	61-5-830-6030	29,748	17,076	1,542.31	18,369.42	20,000	92%
Office Equip Rent/Maint	61-5-830-6410	26,120	26,106	268.63	14,893.39	30,300	49%
Gas & Oil	61-5-830-7030	7,607	9,109	768.29	7,711.02	10,000	77%
Operating Supplies	61-5-830-7040	16,402	16,220	1,788.16	18,737.42	20,000	94%

Sewer Department

	Account #	Actual FY 17	Actual FY 18	Month of April	Actual FY 19	Budget FY 19	100.00% used
Misc. Expense	61-5-830-7900	1,182	569	0.00	470.24	3,000	16%
Equipment	61-5-830-8200	0	0	0.00	0.00	0	0%
Total Sewer Department Expenses		3,641,224	3,748,570	251,493.49	3,559,224.52	3,783,385	94%
NET SEWER DEPARTMENT		152,419	344,821	72,652.59	360,989.03	1,694	
Change in Accounts Receivable		28,419	(12,134.66)		119,181.80		
Ending Cash & Investments		965,572	797,981		778,151.80	18,559	

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

Beginning Cash & Investments	586,815	588,709		591,697.61	588,709	
Additional reserves	0	0	0	0	0	0%
Interest Income	1,894	2,989	756.43	4,882.41	0	0%
Transfer Out: Bond Payment	0	0	0.00	350,000.00	350,000	0%
Ending Cash & Investments	588,709	591,698		246,580.02	238,709	

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

Beginning Cash & Investments	3,719,983	3,981,393		2,645,839.94	1,969,192		
Sources							
Interest Income		16,868	26,613	6,735.78	43,476.76	32,000	136%
Connection Fees	61-4-810-4510	66,291	47,382	0.00	15,133.94	30,000	50%
Deposits on Agreement	61-4-810-4520	660	1,045	0.00	768.06	2,500	31%
Connection Fees	61-4-820-4510	108,609	91,511	183.65	27,436.90	36,000	76%
Deposits on Agreement	61-4-820-4520	75,331	4,674	0.00	1,642.00	5,000	33%
Connection Fee Set-Aside		0	0	0.00	500,000.00	500,000	0%
TOTAL Sources		267,759	171,225	6,919.43	588,457.66	605,500	97%
Uses							
Construction in Progress - Water (1790)		6,350	0	0.00	0.00	0	0%
Construction in Progress - Sewer (1790)		0	0	0.00	0.00	0	0%
Equipment & Vehicles (1750)		0	0	0.00	0.00	0	0%
Recapture Refunds		0	0	0.00	0.00	0	0%
Land (1710)		0	0	0.00	2,000.00	0	0%
Loan to Depreciation Fund		0	1,506,778	0.00	0.00	0	0%
TOTAL Uses		6,350	1,506,778	0.00	2,000.00	0	#DIV/0!
Ending Cash & Investments		3,981,393	2,645,840		3,232,297.60	2,574,692	

Line Item	Account #	Actual FY 17	Actual FY 18	Month of April	Actual FY 19	Budget FY 19	100.00% used
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Depreciation Funding - was 04-09 and 06-08

Beginning Cash & Investments		3,042,622	2,204,050		2,565,727.85	2,656,366	
Sources							
Interest Income		13,634	21,512	5,444.59	35,142.73	25,500	138%
Loan Funds		0	0	0.00	0.00	0	0%
Grant		0	0	0.00	0.00	0	0%
Misc.		0	0	0.00	0.00	0	0%
Depreciation set aside - Water (for Plant)		84,796	314,772	27,017.92	324,215.04	324,215	100%
Depreciation set aside - Water (for System)		220,808	0	0.00	0.00	0	0%
Depreciation set aside - Sewer (for System)		150,050	966,544	40,083.33	980,999.96	981,000	100%
Depreciation set aside - Sewer (for Repl)		802,905	0	0.00	0.00	0	0%
Loan From Connection Fees		0	1,506,778	0.00	0.00	0	0%
TOTAL Sources		1,272,193	2,809,605	72,545.84	1,340,357.73	1,330,715	101%
Uses							
Construction in Progress - Water (1790)		524,890	800,150	1,268.46	415,671.76	91,000	457%
Construction in Progress - Sewer (1790)		1,530,519	1,397,060	22,843.75	1,080,802.97	675,000	160%
Equipment & Vehicles (1750 & 1760))		55,356	250,716	0.00	103,817.24	125,000	83%
Buildings		0	0	0.00	0.00	0	0%
Transfer Out - Connection Fees Loan Payr		0	0	0.00	500,000.00	500,000	0%
Transfer Out- City Hall Roof		0	0	134,078.00	473,115.00	0	0%
TOTAL Uses		2,110,765	2,447,927	158,190.21	2,573,406.97	1,391,000	185%
Ending Cash & Investments		2,204,050	2,565,727		1,332,678.61	2,596,081.00	

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

Beginning Cash & Investments		200,263	122,163		130,894.86	129,772	
Sources							
Interest Income		2,297	3,624	917.13	5,919.71	4,500	132%
Bond Proceeds	61-4-110-4901	0	0	0.00	0.00	0	0%
Operating Transfers-In	61-4-110-9998	0	0	0.00	0.00	0	0%
Bond Pmt Set Aside		473,595	551,700	15,833.33	539,999.96	540,000	100%
TOTAL Sources		475,892	555,324	16,750.46	545,919.67	544,500	100%
Uses							
Debt Service - Principal	61-5-110-8910	501,068	502,335	0.00	503,617.99	503,618	100%
Interest Expense	61-5-110-8920	52,924	44,257	0.00	34,973.67	34,974	100%
Fiscal Charges	61-5-110-8930	0	0	0.00	0.00	0	0%
Bond Issuance Costs	61-5-110-9031	0	0	0.00	0.00	0	0%
TOTAL Uses		553,992	546,592	0.00	538,591.66	538,592	100%
Ending Cash & Investments		122,163	130,895		138,222.87	135,680.00	

Gross Revenues (excludes set asides)	6,315,925	6,579,319	585,209.99	6,728,001.41	5,706,801
Gross Expenditures (excludes set asides)	6,951,667	8,852,199	489,432.74	7,423,883.28	6,043,633
NET CASH FLOW	(635,742)	(2,272,882)	95,777.25	(695,881.87)	(336,832)

**CITY OF BELVIDERE
PLANNING AND ZONING COMMISSION**

Minutes

Tuesday, May 14, 2019

City Council Chambers

401 Whitney Boulevard

6:00 pm

ROLL CALL

Members Present:

Daniel Arevalo CHM

Alissa Maher, VCHM

Carl Gnewuch

Robert Cantrell

Andrew Racz

Paul Engelman

Art Hyland

Staff Present:

Gina DelRose, Community Development Planner

Cathy Crawford, Administrative Assistant

Michael Drella, City Attorney

Chairman Daniel Arevalo called the meeting to order at 6:01 p.m.

MINUTES: It was moved and seconded (Engelman/Racz) to approve the minutes of April 9, 2019.

It was moved and seconded (Racz/Hyland) to amend the minutes to add the business name "Coach's Corner" to the applicant name for case 2019-04. The motion to amend the minutes carried with a 6-0 roll call vote.

The motion to approve the minutes of April 9, 2019 as amended carried with a 6-0 roll call vote.

PUBLIC COMMENT: None

UNFINISHED BUSINESS: None

NEW BUSINESS:

2019-09; Bel Rock Services, Inc. (RZ):

Application of Bel Rock Services, LLC, 130 South State Street, Suite 205, Belvidere, IL 61008, property owner, for a map amendment (rezoning) for 2054 and 2136 Graham Road from RH, Rural Holding District (pending annexation) to GI, General Industrial District, pursuant to the Belvidere Zoning Ordinance Section 150.903 Amendment to Official Zoning Map.

The public hearing was opened at 6:05 p.m.

Gina DelRose was sworn in. Ms. DelRose stated the case was published in the Boone County Journal on April 26, 2019 and certified mailings were sent to property owners within 250 feet of the subject property on April 18, 2019.

Gina DelRose summarized the staff report dated May 9, 2019. Ms. DelRose stated that the applicant applied for a map amendment from the A-1, Agricultural Preservation Area District to I-2, General Industrial District in 2012; this request was denied by the County Board. Later, the county approved a text amendment to the Boone County Zoning Ordinance allowing for the parking of commercial vehicles by special use. The applicant applied for and was granted the special use in 2013 and has run the business since that time out of two locations. All office work has been operated from Bel Rock's office on South State Street in Belvidere and its equipment is stored on the subject property.

In order to run their business more efficiently, the applicant is requesting to pre-annex the subject property into the City of Belvidere, rezone it to General Industrial, and apply for a special use to allow outdoor storage. Ms. DelRose stated that this will allow all aspects of the business to be run from one location. In 2018, the applicant purchased the adjacent property to ensure sufficient acreage to meet the City of Belvidere's Zoning Ordinance in terms of setbacks, lot coverage, screening and other requirements.

Ms. DelRose noted that the Boone County Soil and Water Conservation District's Natural Resource Inventory (NRI) Report 1621 provides a favorable opinion of the change of zoning; the report notes, however, that the soils present are highly permeable and that measures should be taken to prevent spills that could impact ground water.

Gina DelRose stated the staff recommends approval of the rezoning of the subject property from Rural Holding District to the GI, General Industrial District.

Robert Cantrell arrived at 6:10 p.m.

Chairman Arevalo invited questions from the commissioners for the staff.

Carl Gnewuch asked Ms. DelRose to clarify the reason the applicant's county request was denied in 2012.

Gina DelRose explained the motion failed due to a tied vote and one abstention. No further explanation was given at the time for the denial.

There were no further questions from the commission, applicants or the public for the staff. Chairman Arevalo asked the applicant if they wished to speak.

Applicant's attorney representative, Natalie Hyser Barber, stated the applicant would rest on their written testimony.

Chairman Arevalo invited questions for the applicant.

Carl Gnewuch asked Ms. Barber what the applicant's narrative meant by a "handsome building."

Attorney Barber explained that the applicant would comply with all building standards required by the city including setback, landscaping, greenspace ratios, and building materials. Ms. Barber referred to a photo of such a possible building that she provided with the application.

Gina DelRose, referring to the building in the photo, clarified that the building elevation photo was not included in the staff report to prevent discussion of the building's features because the State of Illinois allows only a "yes" or "no" vote for rezoning; inclusion of the elevation would have unnecessarily added to the discussion.

There were no further questions.

The public hearing was closed at 6:15 p.m.

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

It was moved and seconded (Racz/Maher) to recommend approval of Case 2019-09. The motion carried with a 7-0 roll call vote.

2019-10; Bel Rock Services, Inc. (SU):

Application of Bel Rock Services, LLC, 130 South State Street, Suite 205, Belvidere, IL 61008, property owner, for a special use to permit outdoor storage in the GI, General Industrial District (pending rezoning) at 2054 and 2136 Graham Road, Belvidere (Belvidere Zoning Ordinance Section 150.105 (C)(8)(B)(2) Outdoor Storage and 150.904 Special Use Review and Approval Procedures). The outdoor storage will be in conjunction with Bel Rock's business which will be relocating to the site.

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

Gina DelRose was sworn in. Ms. DelRose stated the case was published in the Boone County Journal on April 26, 2019 and certified mailings were sent to property owners within 250 feet of the subject property on April 18, 2019. Ms. DelRose summarized the staff report dated May 9, 2019.

Gina DelRose stated that since the special use granted by the County Board was only for the parking of vehicles, the business has been operating out of two locations. Pending annexation and approval of the rezoning previously requested, the requested special use for outdoor storage, if approved, will allow Bel Rock Services, LLC to operate their business more efficiently out of one location.

Gina DelRose summarized the eight regulations required by the zoning ordinance for outdoor storage. Ms. DelRose stated the area is comprised of two quarries, a residential subdivision, agriculture and a large pet boarding facility. The construction of the Irene Road Interchange in 2015 increased the likelihood that the area would transition from agriculture to development.

Gina DelRose stated that the parking of commercial vehicles and limited outdoor storage already occurs on the subject property. The Belvidere Zoning Ordinance requirements will ensure adequate screening while restricting the storage areas to the north, away from Irene and Graham Roads. The outdoor storage areas are not expected to increase the amount of traffic and congestion in the neighborhood or to lessen the property's compatibility with nearby land uses.

Gina DelRose stated that, although the Comprehensive Plan shows the area to be a mix of transit-orientated development and mineral extractions, with the upcoming review and updating of the Plan, the area will most likely be designated for a mix of commercial and industrial development. Controlled outdoor storage is oftentimes located in these districts.

The staff recommended approval of Case 2019-10 subject to the following condition:

1. Substantial compliance with the submitted site plan.

There were no questions for staff.

The applicant did not wish to provide a statement or evidence and stated they were available to answer questions.

Andy Racz asked how soon the applicant felt they would be constructing a building on the subject property.

Perry Michaud of Bel Rock Services, LLC was sworn in. Mr. Michaud said the building was planned for construction in July or August, 2019.

The public hearing was closed at 6:25 p.m.

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

It was moved and seconded to recommend approval of Case 2019-10 subject to the condition as presented. The motion carried with a 7-0 roll call vote.

Gina DelRose stated the case would move forward to the City Council for a first reading on May 20, 2019 and a second reading and vote on June 3, 2019.

OTHER BUSINESS: None

DISCUSSION: None

Staff Report:

Gina DelRose stated there will be one case for the June meeting.

Paul Engelman asked Gina DelRose when the Comprehensive Plan would be updated.

Gina DelRose stated the Region One Planning Commission (R1PC) has hired a new planner who will be working with Belvidere and Poplar Grove on the Comprehensive Plan. Ms. DelRose stated that the work will be helped by the enormous amount of research that was already done on the County's plan.

Paul Engelman asked if there will be public input sought in updating the Plan.

Gina DelRose stated that there will be public hearings by the Planning & Zoning Commission as well as public open houses held during this process.

ADJOURNMENT:

The meeting adjourned at 6:33 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
May 13, 2019
6:00 p.m.

Call to Order – Mayor Chamberlain:

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

Department Heads and City personnel in attendance:
Budget and Finance Director Becky Tobin, Director of Buildings Kip Countryman,
City Treasurer Thornton, Public Works Director Brent Anderson, Police Chief Woody,
City Attorney Drella and City Clerk Arco.

Public Comment:
Mayor Chamberlain presented a Proclamation for Community Action Month to George
Davis, Executive Director of Human Services and Litesa Wallace, Deputy Director of
Program Operations. The 2019 Annual Report was also presented by Litesa Wallace.

Public Forum: None.

Reports of Officers, Boards and Special Committees:

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

(A) Plumbing Code – Plumbing Inspector.

Motion by Ald. Ratcliffe, 2nd by Ald. Stevens to approve the amendments to the
Plumbing Code/Inspector and forward in ordinance form. Aye voice vote carried.
Motion carried.

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

(A) Well #3 and Well #8 Valve Repairs.

Motion by Ald. Brereton, 2nd by Ald. Frank to approve the low bid from Dorner
Company, in the amount of \$33,683, for the rebuilding or replacement of identified
valves at Well #3 and Well #8. This work will be paid for from water depreciation funds.
Aye voice vote carried. Motion carried.

(B) Sewer Jet Truck Replacement.

Motion by Ald. Snow, 2nd by Ald. Brereton to approve the low bid from Standard Equipment Company, in the amount of \$395,817 for a 2020 Vactor 21200i. This work will be paid for from sanitary sewer depreciation funds. Aye voice vote carried. Motion carried.

(C) Highline Lift Station Fence Bids.

Motion by Ald. Porter, 2nd by Ald. Snow to approve the low bid from Dach Fence Company, in the amount of \$9,155 for the installation of a 6' chain link fence around the Highline Lift Station property. This work will be paid for from sanitary sewer depreciation funds. Aye voice vote carried. Motion carried.

(D) Storm Water Utility Feasibility Study.

Motion by Ald. Snow, 2nd by Ald. Freeman to approve the proposal from Fehr Graham/Wood, in an amount not-to-exceed \$48,370 for completing a storm water utility feasibility study for the City of Belvidere. This work will be paid for from capital project funds. Aye voice vote carried. Nay vote by Alderman Stevens. Motion carried.

(E) Block Party Request of Yokxi Guzman of 893 Fuller Lane.

Motion by Ald. Snow, 2nd by Ald. Brereton to approve the block party request of Yokxi Guzman of 893 Fuller Lane on July 20, 2019. Barricades will be placed on Fuller Lane from Witbeck to Russell. Aye voice vote carried. Motion carried.

(F) Block Party Request of James Rodgers of 520 E. Pleasant Street.

Motion by Ald. Snow, 2nd by Ald. Brereton to approve the block party request of James Rodgers of 520 E. Pleasant Street on June 8, 2019. Barricades will be placed on Warren Avenue from E. Pleasant to E. Locust. Aye voice vote carried. Motion carried.

5. Other:

(A) Police Department – Camera Grant.

Motion by Ald. Porter, 2nd by Ald. Frank to approve and accept the State of Illinois Grant for \$86,280 for the purchase of 15 Squad Car Cameras. Aye voice vote carried. Motion carried.

(B) Finance Department- Neighborhood Grant.

Motion by Ald. Freeman, 2nd by Ald. Porter to approve and accept the Neighborhood Grant in the amount of \$2,500 for trees, shrubs and flowers to be planted at General Mills Park. Aye voice vote carried. Motion carried.

(C) Legal Department – Smoke Free – Belvidere Code.

Motion by Ald. Porter, 2nd by Ald. Ratcliffe to amend Sections 74-258 and 74-259 of the City of Belvidere Municipal Code to increase the age limits for tobacco and alternative nicotine products from 18 to 21 years of age as set forth in draft form and return to council in ordinance form. Aye voice vote carried. Nay vote by Alderman Freeman. Motion carried.

6. Adjournment:

Motion by Ald. Frank, 2nd by Ald. Brereton to adjourn meeting at 7:36 p.m. Aye voice vote carried. Motion carried.

_____ Mayor

Attest: _____ City Clerk

Ordinance #454H

**AN ORDINANCE AMENDING SUBDIVISION II, INSPECTOR
OF DIVISION 2 ADMINISTRATOR, OF ARTICLE IV PLUMBING
OF CHAPTER 22, OF THE
CITY OF BELVIDERE MUNICIPAL CODE**

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

SECTION 1: Subdivision II. Inspector, of Division 2 of Article IV of Chapter 22 of the City of Belvidere Municipal Code, is amended to read as set forth in the attached Exhibit A which is incorporated herein by this reference:

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

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

SECTION 4: This Ordinance shall be effective upon its passage, approval and publication in pamphlet form (which publication is hereby authorized) as provided by law.

Ayes:

Nays:

Absent:

Passed:

Approved:

Mayor Michael W. Chamberlain

ATTEST: _____

City Clerk Shauna Arco

(SEAL)

EXHIBIT A

Subdivision II. - Inspector

Sec. 22-336. - Plumbing inspector.

There is established the position of plumbing inspector who shall work under the supervision of the Director of Buildings. The plumbing inspector shall be charged with the duty of enforcing the provisions of the rules and regulations relating to the installation, alteration, and use of plumbing, as provided for by ordinance and shall function under the immediate supervision and control of the director of buildings. The position of Plumbing Inspector may be filled, subject to funding by the City Council, by an employee or by an independent contractor. Alternatively, the position of plumbing inspector may be left vacant in which case, the City may utilize the services of the State of Illinois Plumbing Inspectors who shall have all of the powers of the Plumbing Inspector set forth in this Code.

Sec. 22-337. - Duties of plumbing inspector.

- (a) It shall be the duty of the plumbing inspector to sign and issue all notices and inspection certificates required, to pass on all plans submitted, to keep or cause to be kept daily record of his work, including all notices and applications received, violation of these regulations, and all other matters which may pertain thereto. He shall inspect all buildings in the course of erection or undergoing alterations, as often as may be necessary and shall see that the construction and reconstruction of the plumbing, drainage and plumbing ventilation shall conform with the rules and regulations established by this article. He shall also, in addition to his other duties, ascertain whether the plumber having charge of the construction, repair or alteration of any plumbing work performed or about to be performed, and such person performing such work in the city, has a certificate granting him such right as provided for in the state statutes. If any such person has no certificate or right to do the work, the inspector shall forthwith proceed to prosecute any violations. He may in the performance of his duties enter any building or premises in the city.
- (c) The Plumbing Inspector may condemn and reject all work done, or being done, or materials used, or being used, which do not in all respects conform to the provisions of this article and amendments thereto, and shall order such changes in workmanship or materials as will make the same conform thereto.
- (d) The Plumbing Inspector may, in coordination with the Director of Buildings, take such action, with respect to any building, premises or part thereof, which is not in compliance with this Code or the State of Illinois Plumbing Code to enforce the relevant code, including but not limited to any summary action permitted by the relevant code or referral of the violation to the office of the City Attorney for prosecution.

(Code 1982, § 154.17)

Sec. 22-338. - Right of entry.

The plumbing inspector shall have the right of entry in and on all buildings and premises in the City for the purpose of making inspections, re-inspections or otherwise performing such duties as may be necessary in the enforcement of the provisions of the State of Illinois Plumbing Code and this Code and amendments thereto.

(Code 1982, § 154.18)

Sec. 22-339. - Plumbing inspector's salary.

The salary of the plumbing inspector shall be determined by the City Council.

Ordinance #455H

**AN ORDINANCE AMENDING SECTIONS 74-258 and 74-259
OF THE
CITY OF BELVIDERE MUNICIPAL CODE**

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

SECTION 1: Section 74-258 and 74-259 of the City of Belvidere Municipal Code are amended to read as set forth in the attached Exhibit A which is incorporated herein by this reference:

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

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

SECTION 4: This Ordinance shall be effective upon its passage, approval and publication in pamphlet form (which publication is hereby authorized) as provided by law.

Ayes:

Nays:

Absent:

Passed:

Approved:

Mayor Michael W. Chamberlain

ATTEST: _____

City Clerk Shauna Arco

(SEAL)

EXHIBIT A

Sec. 74-258. - Minor possession or use of tobacco.

- (a) No person under 21 years of age shall buy any tobacco product. No person under 21 years of age shall possess any cigar, cigarette, smokeless tobacco, or tobacco in any of its forms. A person under 21 years of age shall not possess an alternative nicotine product as defined in section 1.5 of the Prevention of Tobacco Use by Minors and Sale and Distribution of Tobacco Products Act (720 ILCS 675/1.5).
- (b) It is not a violation of this section for a person under 21 years of age to purchase or possess a cigar, cigarette, smokeless tobacco or tobacco in any of its forms if the person under the age of 21 purchases or is given the cigar, cigarette, smokeless tobacco or tobacco in any of its forms from a retail seller of tobacco products or an employee of the retail seller pursuant to a plan or action to investigate, patrol, or otherwise conduct a "sting operation" or enforcement action against a retail seller of tobacco products or a person employed by the retail seller of tobacco products or on any premises authorized to sell tobacco products to determine if tobacco products are being sold or given to persons under 21 years of age if the "sting operation" or enforcement action is approved by, conducted by, or conducted on behalf of the department of state police, the county sheriff, a municipal police department, the department of revenue, the department of public health, or a local health department. It is also not a violation of this section for a person under the age of 21, to possess any tobacco product where such use takes place under the direct supervision and approval of the minor's parent or legal guardian and such use takes place in the privacy of a private residence or established place of worship or tribal meeting place. In the event such use takes place in a place of worship or tribal meeting place, tobacco may be possessed by a minor under 18 only where its use is a part of a religious or tribal ceremony.
- (c) A person who violates any provision of this section shall be fined not less than \$50.00 or sentenced to not less than 20 hours of community service or both for a first offense. The minimum fine a subsequent offense shall be in accordance with section 1-9 of the city Municipal Code and the court may sentence the minor to not less than 30 hours of community service in addition to or in lieu of such fine.

Sec. 74-259. - Sale of tobacco or alternative nicotine products to persons under 21 prohibited.

- (a) No person shall sell, offer for sale, give or deliver tobacco products or alternative nicotine products to any person under the age of 21 years. The terms tobacco products and alternative nicotine products shall have the same definition as in the Prevention of Tobacco Use by Minors and Sale and Distribution Act.
- (b) All business owners of the location where a prohibited sale takes place, including but not limited to individual owners and/or partners of any partnership or officers of any corporation, are accountable for their own individual violations of this section and for the actions of their employees or agents in violation of this section that take place while conducting business on behalf of the owner(s) or officers and shall be subject to the penalties provided for in this section. As such, they may be prosecuted and fined for the acts of their employees and agents, said fines and prosecution being in addition to any fines and prosecution of the individual making a prohibited sale.
- (c) This section shall not limit or alter any statute of the State of Illinois pertaining to the sale, possession or distribution of tobacco or alternative nicotine products. Prosecution of one or more defendants pursuant to the City of Belvidere Municipal Code shall not prevent the prosecution and imposition of fines or other sanctions under state statute of the same or additional defendants.
- (d) Any person who violates this section shall be fined not less than \$250.00 and not more than \$5,000.00 plus costs. Upon a second or subsequent conviction of this section, the business registration license issued by the city may be suspended or revoked in accordance with Article III of Chapter 26 of this Code.

ORDINANCE # 456H

AN ORDINANCE AUTHORIZING THE EXECUTION OF AN
ANNEXATION AGREEMENT BETWEEN THE
CITY OF BELVIDERE AND BELROCK SERVICES LLC

WHEREAS, The City of Belvidere is authorized to enter into annexation agreements for properties that are both contiguous and non-contiguous to the City of Belvidere; and

WHEREAS, Belrock Services LLC (the Owner(s)) is the legal owner(s) of record with respect to certain territory that is legal described in the Annexation Agreement which is attached to this Ordinance (the Annexation Agreement) and which is not currently contiguous to the City of Belvidere; and

WHEREAS, the Owner(s) is ready, willing and able to enter into the Annexation Agreement and to perform its obligations as required under the Annexation Agreement and this Ordinance; and

WHEREAS, the statutory procedures provided in Sections 11-15.1-1 et seq. of the Illinois Municipal Code, as amended, for the execution of said Annexation Agreement have been fully complied with; and

WHEREAS, it is in the best interest of the City of Belvidere, Boone County, Illinois, that the City enter into an Annexation Agreement pertaining to the annexation of the property.

NOW, THEREFORE, be it ordained by the 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: The Mayor is hereby authorized and directed to execute, and the City Clerk is directed to attest, the Annexation Agreement between the City of Belvidere and the Owners, a copy of which is attached hereto as Exhibit A and incorporated herein.
- Section 3: 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 4: All prior ordinances or parts of ordinances to the extent that they are inconsistent with the provisions of this Ordinance, are hereby repealed.

Section 5: This Ordinance shall be in full force and effect from and after its passage and publication in pamphlet form as required by law.

Passed by the City Council of the City of Belvidere, Illinois this ____th day of June, 2019.

Approved: June , 2019

Michael Chamberlain, Mayor

Attest:

Shauna Arco, City Clerk

Ayes:

.

Nays:

Absent:

Date Approved:

Date Published:

EXHIBIT A

ANNEXATION AGREEMENT

This Agreement is made and entered into _____, _____,
by and between the City of Belvidere, an Illinois Municipal Corporation located in Boone
County, Illinois (The "City") and Belrock Services, LLC, an Illinois limited liability company
(The "Owner(s)").

WITNESSETH:

Whereas, The Owner(s) are holders of the title to parcels of property located in
unincorporated Boone County, which property is legally described upon Exhibit "A" attached
hereto and as shown on the Annexation Plat as Exhibit "B" attached hereto and referred to herein
as "the Property;" and

Whereas, in each instance in which the term the "Owner(s)" is used in this Agreement, it
shall be deemed to refer to the Owner(s) and any person or entity then holding title to the
Property, including Owner(s) and its successors in title to the Property; and

Whereas, Owner(s) and the City (hereinafter collectively referred to as "Parties" and
individually referred to as "Party") desire to enter into this Agreement pursuant to the provisions
of Section 11-15.1-1 Et Seq., of the Illinois Municipal Code (65 ILCS 5/11-15.1-1 Et Seq.) in
accordance with the terms and conditions hereinafter set forth; and

Whereas, as of the date of this Agreement, the Property is not currently contiguous to the
City. Owner(s) desires to annex the Property to the City at such time as the Property become
contiguous to the City, and the City and Owner(s) desire to enter into an annexation agreement
pursuant to 65 ILCS 5/11-15.1-1 Et Seq., of the Illinois Municipal Code; and

Whereas, the Owner(s) have executed all petitions and other documents that are necessary to accomplish the annexation of the Property to the City and have caused the same to be filed with the City; and

Whereas, a preliminary site plan is attached hereto as Exhibit "C" which is incorporated herein subject to the provisions of this Agreement; and

Whereas, a proposed Annexation Agreement, in substance and form the same as this Agreement, was submitted to the City by Owner(s) and Developer and a public hearing of the Mayor and City Council of the City of Belvidere was convened and properly conducted on _____, _____ to consider the petition for approval of this Annexation Agreement and said public hearing was held pursuant to notice as provided by statute; and

Whereas, all notices, publications, procedures, public hearings and other matters attendant to the consideration and approval of the execution of this Agreement have been given, made, held and performed by the City as required by Section 65 ILCS 5/7-1-8 and Section 65 ILCS 5/11-15.1-1 et seq. of the Illinois Municipal Code and all other applicable state statutes and all applicable ordinances, regulations and procedures of the City; and

Whereas, the Belvidere Municipal Code provides that the Property will automatically be zoned as RH Rural Holding District zoning upon annexation to the City; and

Whereas, the Owner desires that the Property be re-zoned to the General Industrial District after execution of this Annexation Agreement; and

Whereas, the City acknowledges that such zoning and use of the Property would be compatible with the planning and zoning objectives of the City; and,

Whereas, the Mayor and City Council of the City of Belvidere have, by a vote of two-thirds of the corporate authorities now holding office, directed the Mayor to execute, and the City Clerk to attest, this agreement on behalf of the City; and

Whereas, the City has determined that the annexation of the Property to the City on the terms and conditions hereinafter set forth serves the best interests of the City, will extend the corporate limits and jurisdiction of the City, will permit orderly growth, planning and development of the City, will increase the tax base of the City, and will promote and enhance the general welfare of the City; and

Whereas, Owner(s) acknowledges the right of the City to approve or deny any annexation to the City and the City's right to cause an annexation agreement contain provisions more restrictive and/or less restrictive than the Ordinances of the Belvidere Municipal Code.

Now, Therefore, in consideration of the mutual covenants herein made and pursuant to the provisions of section 11-15.1-1 et seq. of the Illinois Municipal Code (65 ILCS 5/11-15.1-1) Owner, and City hereby agree as follows:

1. Recitals. The foregoing recitals are incorporated herein as if fully set forth.
2. Annexation.

A. Upon execution of this Agreement, the Owner(s) shall file an appropriate Petition to annex the Property to the City subject to the terms of this Agreement. The Parties acknowledge that the City will not immediately act upon said Petition as the Property is not yet contiguous to the City but may rely upon that Petition at such time as the Property becomes contiguous to the City. At such time as the Property is contiguous to the City, the City shall take all necessary actions to cause the Property to be annexed to the City in accordance with and subject to the terms of this Agreement. Owner(s) agrees to facilitate the annexation of the

Property by taking all necessary actions and executing all necessary documents to accomplish annexation, including but not limited to re-execution of any petitions for annexation. Until such time as the Property becomes contiguous, the Owner(s) agrees to provide, by virtue of a Memorandum of Agreement, deed restrictions and/or Plat Designations, notice to all new Owners and their successors in interest of this Annexation Agreement and the Owner'(s), including future Owners of the Property, obligation to annex the Property to the City. Owner(s) shall require, prior to the conveyance of any portion of the Property, any subsequent Owners to execute an Assignment and/or Power of Attorney authorizing and directing the current (as of the date this Agreement is executed) Owner(s) or its successor entity to sign any documents necessary to annex the Property at such time that the Property becomes contiguous to the City.

B. In the event, prior to annexation of the Property, the Property is wholly surrounded and bounded by another municipality or municipalities such that the corporate boundary of the City cannot become contiguous to the Property with sufficient frontage for legal annexation or the Property is otherwise physically prohibited from becoming contiguous to the City and annexation to the City is not legally possible, the City and the Owner shall each have the option to terminate this Agreement by notice to the other Party as provided for otherwise in this Agreement. Notwithstanding any other provision or term of this Agreement, upon termination of this Agreement pursuant to this subparagraph 2(B), all obligations from each Party to the other shall also terminate. Provided, however, that all sums paid by one Party to the other and any obligations performed by one Party for the benefit of the other shall be considered paid or performed, as the case may be, and shall not be considered recoverable by the obligated Party.

C. Subject to the provisions of Section 65 ILCS 5/7-1-8, as amended, the Parties respectively agree to do all things necessary or appropriate to cause the Property to be duly and

validly annexed to the City. At such time that the Property becomes contiguous to the City and after this Agreement is fully executed, the City Council shall adopt an ordinance annexing the Property subject to the terms and conditions set forth in this Agreement.

3. City Zoning. Owner agrees that the Property will automatically be zoned as RH Rural Holding District classification pursuant to the Belvidere Municipal Code. However, the Owner and City agrees to cause the Property to be re-zoned to the General Industrial Zoning District upon approval of this Agreement. Further, Owner agrees that the following conditions and covenants shall apply to the Property and shall be made a part of all final plats and run with the land:

A. No sexually oriented business will operate on the Property, including but not limited to, adult arcades, bookstores, video stores, cabaret, motels, motions picture theaters, theaters, etc.

B. No stone quarries, gravel quarries, stone crushing, gravel crushing, concrete batch plant, and asphalt ready mix batch plants shall operate on the Property.

4. Sanitary Sewer Service. The City will allow Owner to extend and connect to the City-operated sanitary sewer system according to the preliminary design plan and specifications shown on the attached Exhibit "D" which is incorporated herein. Prior to commencing construction, Owner(s) will submit final engineering plans for review and approval by the City's Department of Public Works (Public Works) and the Illinois Environmental Agency (IEPA). If necessary, the City shall execute IEPA permits for the extension of municipal utilities, after submittal of the final engineering plans to Public Works with the understanding that the execution of said applications shall not be considered as approval of the final engineering plans. Owner(s) shall not commence construction until the final engineering plans are approved by

Public Works and all other relevant agencies. Prior to issuance of any building permit Owner(s) shall pay all normal, customary and standard permit, inspection, tap-on, connection, recapture, basin, and other fees as required by City ordinance, resolution or policy in effect at the time of permit issuance. In the event sanitary sewer is not available at the time a structure is constructed, or for structures currently existing on the Property, Owner(s) shall, prior to extending or connecting to the City's Sanitary Sewer System, pay any normal, customary and standard permit, inspection, tap-on, connection, recapture, basin, and other fees as required by City ordinance, resolution or policy in effect at that time. Owner(s) further agrees that, prior to any final plat approval, Owner(s) shall cause the Property to be disconnected from the Boone County Sanitary District. The City shall not be obligated to issue any final plat until said disconnection is obtained.

5. Water Service. The City will allow Owner(s) to extend and connect to the City-operated water main system according to the preliminary design plan and specifications shown on the attached Exhibit "F" which is incorporated herein. Prior to commencing construction, Owner(s) will submit final engineering plans for review and approval by the City's Department of Public Works (Public Works) and the Illinois Environmental Agency (IEPA). If necessary, the City shall execute IEPA permits for the extension of municipal utilities, after submittal of the final engineering plans to Public Works with the understanding that the execution of said applications shall not be considered as approval of the final engineering plans. Owner(s) shall not commence construction until the final engineering plans are approved by Public Works and all other relevant agencies. Prior to issuance of a building permit and commencing construction, Owner(s) shall pay all normal, customary and standard permit, inspection, tap-on, connection, recapture, basin, and other fees as required by City ordinance, resolution or policy in effect at the

time of permit issuance. In the event the City water system is not available at the time a structure is constructed, or for structures currently existing on the Property, Owner(s) shall, prior to extending or connecting to the City's Sanitary Sewer System, pay any normal, customary and standard permit, inspection, tap-on, connection, recapture, basin, and other fees as required by City ordinance, resolution or policy in effect at that time. Owner(s) shall do all steps necessary to disconnect the Property from any other unit of local government providing water service.

6. Signage. Owner(s) shall not erect, construct or allow another to erect or construct any sign of any nature at any location on the Property except as permitted by the Belvidere Municipal Code.

7. Plats of Subdivision. Except as otherwise set forth herein, Owner(s) agrees that all construction on the Property will be in accordance with the Belvidere Municipal Code, including but not limited to the City's Building Codes, Subdivision Codes and Zoning Codes, as amended and in effect at the time of issuance of building permit or other relevant permit. The Owner(s) shall be allowed to seek final approval (provided the Final Plat comports with the Preliminary Plat) for those portions of the Property, and shall not be required to submit a Final Plat of the Property as one unit, but may submit for approval in accordance with the ordinances of the City and in conformance with the phasing plan as approved by the City. Approval of this Annexation Agreement shall not be construed or interpreted as an approval of either the Preliminary Plat or the Final Plat of Subdivision.

A. The Owner(s) further agrees that no structure or building will be constructed within any one-hundred-year flood plain boundary, as determined by the most recent F.E.M.A. Flood Boundary and Floodway Map without specific written consent of the City.

B. Owner(s) agrees that any future development of the Property will be developed as a Planned Community Development as set forth in the City of Belvidere Municipal Code.

Owner(s) agrees that, unless provided otherwise herein, this Agreement shall not be considered as approval of any preliminary or final plat. Further, Owner(s) agrees that, notwithstanding anything else in this Agreement and notwithstanding any prior approval of any preliminary plat, the City Council may deny any final plat approval if it determines that the proposed development would be contrary to the public health or welfare.

C. Owner(s) shall construct and complete all Public Improvements required by this Agreement, those bonded and required by the City's subdivision control ordinance and any other public improvements, including, but not limited to, sidewalks, streets and sewer and water mains, within eighteen (18) months of approval of a final plat of subdivision or PCD. At such time as Owner(s) believes that all public improvements are ready to be dedicated to the City, or that portion of public improvements within any final plat, representatives of the City and Owner(s) shall meet and inspect the public improvements to be dedicated and shall create a punch list of those items to be completed or corrected prior to acceptance of the public improvements by the City. These punch list items shall be completed within sixty (60) days from the date of the inspection. If all public improvements are not completed within the eighteen month period, or the punch list items are not completed to the City's satisfaction within sixty days of the inspection, the City may deny any future building permits for any property within the Annexed Property and/or withhold approval of any additional final plat until such time as the Public Improvements are completed and accepted by the City. This remedy is cumulative, in addition to, and distinct from any other remedy the City may have, including but not limited to, remedies under any bond or letter of credit and the remedies contained in Section 16 of this Agreement

8. Drainage. Owner shall provide detention and storm water management as required by the City's Zoning and Subdivision Control Ordinances and any other Federal, State or local law or regulation and in accordance with the plans and specifications approved by the City at the time of its development.

9. Off-Site Improvements. All off-site improvements shall be in compliance with the Belvidere Municipal Code, including but not limited to the Subdivision Ordinance and any other directives from the City and shall be constructed in accordance with the specifications and preliminary design plan shown on the attached Exhibit "I" which is incorporated herein and any approved final plat. Prior to commencing construction, Owner(s) shall submit final engineering plans for review and approval to the Department of Public Works and, if abutting a state road, to the Illinois Department of Transportation or any other government agency having jurisdiction and control over said road. Owner shall not commence construction until final engineering plans are approved by Public Works and all other applicable agencies. To the extent the off-site improvements constructed by Owner(s) benefit other properties, the Parties agree to negotiate a recapture agreement wherein Owner(s) shall be entitled to recoup a pro-rata share of the expenses associated with constructing such off-site improvements.

10. Fees.

A. As a condition of this Agreement, Owner(s) agrees to pay and/or donate, or cause to be paid and/or donated cash contributions as set forth on Exhibit "J" which is incorporated herein by reference. Owner(s) agrees that the public entity receiving a cash payment and/or donation as identified on Exhibit J may use the cash and/or donation for any public purpose. Owner(s) further agrees that the cash payment and /or donation represents a voluntary payment and/or donation, which is contractual in nature and is an agreed upon condition of annexation and

this Agreement. Owner(s), its successors and assigns therefore waive any defenses with respect to these fees, and any other fees identified in this Agreement, and further agrees not to challenge these fees at a later date. Owner(s) agrees that, while these fees are agreed to as a part of a contractual obligation to induce the City to execute this Agreement, the fees may also serve to offset the proposed development's impact on the applicable entity, that the impact is uniquely and directly attributable to the proposed development and that the amount of the payment and/or donation is appropriate given the anticipated impact of the development.

B. Owner(s), and on behalf of their successors and assigns hereby irrevocably bind themselves to refrain from making any claim or demand, or to commence, cause or permit to be prosecuted any action in law or equity against any person or entity on account of any payment or donation described in this Agreement.

11. Legal, Engineering, and Planning Costs. Owner agrees to reimburse the City for reasonable attorneys' fees, planning consultants, engineering consultant's fees and costs and any other professional costs incurred by the City in connection with this annexation, Annexation Agreement, zoning, platting and development of the Property including, but not limited to the time of in-house staff. Similarly, Owner agrees to pay the City's costs of enforcing this agreement or any applicable zoning ordinance or other City ordinance or code with respect to the development of the Property, including but not limited to the City's reasonable attorneys' fees, consultants' fees and other professional costs incurred in said enforcement.

12. No Partnership: The City does not, in any way or for any purpose, become a partner, employer, principal, agent or joint venturer of or with the Owner.

13. Indemnification: The Parties agree that the Owner(s) shall indemnify, defend and hold the City harmless from any damages, claims, or causes of action which are in any way

related to their activities in developing the Property, excepting those negligent or intentional acts of the City. These indemnities are not intended, and shall not limit, modify or circumvent the Illinois Governmental and Governmental Tort Immunities Act. Further, Owner shall maintain comprehensive liability insurance, of types and amounts, reasonably acceptable to the City with an insurance carrier with a bests rating of A or better. Owner shall cause the City to be named as an additional insured on such insurance policy at no cost to the City.

14. Maintenance:

A. Winter Maintenance. Until the streets in any platted phase of the Property are accepted by the City, the City shall have no obligation to keep them plowed of ice and snow. It is agreed that for any platted phase that shall be or is likely to be occupied, in whole or in part, between November 15 and April 30 of the following year, the Parties may enter into a sub-agreement by which they City, subject to availability of equipment and personnel, would be responsible for the removal of ice and snow within such phases. If the Parties do not enter into such a sub-agreement, the Owner(s) shall be responsible for the removal of snow and ice.

B. General Maintenance. Until the streets in any platted phase of the Property are dedicated to and accepted by the City, it shall be the responsibility of the Owner/Builder and/or Developer to regularly remove all rubbish, refuse, building materials, mud soil and other debris, from the streets, police and remove all construction debris blown offsite on adjoining property, and leave the streets in a clean state, free of any such refuse, building materials, mud, soil or other debris, at the end of construction activities on each day. All property and premises shall be maintained in a clean, safe and sanitary condition free of the accumulation of any debris, rubbish, discarded building materials and other items. Building materials to be used in the construction of a building may be stored upon the lot upon which the building is to be erected. However, the

building materials shall only be stored in a safe, clean and orderly manner. The Owner/Builder and/or Developer shall place the entire property, including but not limited to any lot under construction, in a safe, clean and orderly manner at the end of each construction day. If, in the City's discretion, the developer, owner and/or builder fails to comply with this Section, the City may withhold future building permits, anywhere in the City, for the entity holding title to the property which is not in compliance and/or the City may issue a stop work order upon the property in question until such time as this Section is complied with. The City may, in its sole discretion, remedy an violation of this section by cleaning streets and/or removing debris, at the Owner(s) cost. The cost of said abatement shall be a lien on the Property. The remedies contained in this Section are in addition to and not exclusive of any other remedy the City may have under this Agreement or at law or in equity.

15. Ordinances. The Owner shall abide by all ordinances, resolutions, regulations, policies and laws of the City, including but not limited to, the City's subdivision code and zoning code, in effect at the execution of this Agreement and as may be subsequently amended. Owner agrees to dedicate or deed to the City public improvements as requested by the Public Works Director.

16. Remedies. Either party may enforce this Agreement by any action or proceeding at law or in equity, and may exercise any remedy at law or in equity. The parties agree that any action relating to this Agreement shall be brought in the Circuit Court for the 17th Judicial Circuit Boone County, Illinois and both parties submit to jurisdiction and venue in that Court. Notwithstanding the foregoing, before any failure of either party to this Agreement to perform its obligations under this agreement shall be deemed to be a breach of this Agreement, the party claiming such failure shall notify, in writing, the party alleged to have failed to perform of the

alleged failure and shall demand performance. No breach of this Agreement may be found to have occurred if performance has commenced to the satisfaction of the complaining party within thirty (30) days of receipt of such notice. Notwithstanding the foregoing, if the Owner does not pay any fee or cost provided in this Agreement, the City may withhold the issuance of building permits until payment is received, or if the appropriate deposit is not deposited, withhold approval of any annexation, plat of subdivision, or special use until said deposit is delivered.

17. Amendment. The Parties agree that this Agreement, and any exhibits attached hereto, may be amended only by the mutual consent of the parties, by adoption of a resolution by the City approving said amendment as provided by law, and the execution of said amendment by the parties or their successors in interest. Provisions which vary the standard terms of this Agreement are located in Exhibit "K" which is incorporated herein and shall contain a separate signature of the parties.

18. Costs, Expenses, and Fees. The Owner shall pay the current annexation fees authorized in the Belvidere Municipal Code to the City, which have been or shall be incurred as a result of the petitioner's request herein at time of filing Owner's petition for Annexation. Also, prior to annexation, the Owner(s) shall pay to the City any amount due a fire protection district pursuant to 70 ILCS 705/20, as amended. Owner(s) shall pay the entire amount which may be due a fire protection district prior to annexation regardless of when the monies may actually become due to the fire protection district.

19. Severability. If any provision, covenant, agreement or portion of this Agreement or its application to any person, entity or property is held invalid, such invalidity shall not affect the application or validity of any other provisions, covenants or portions of this Agreement, and to that end all provisions, covenants or portions of this Agreement are declared to be severable.

20. Addresses for Notices. All notices and other communications in connection with this agreement shall be in writing, and any notice, communication or payment hereunder shall be deemed delivered to the addresses thereof two (2) days after deposit in any main or branch United States Post Office, certified or registered mail, postage prepaid, or one (1) day after deposit thereof with any nationally known and reputable overnight courier service, delivery charges prepaid, or on the date of delivery, if personally delivered, or transmitted by facsimile with confirmation of transmittal, in any case, addressed to the parties respectively as follows:

If to Owner: Belrock Services, LLC
130 S. State St. #205
Belvidere, IL 61008

With a Copy to: Natalie Hyser Barber
Tobin & Ramon
530 S. State St. #200
Belvidere, IL 61008

If to City: City Clerk
City of Belvidere
401 Whitney Blvd.
Belvidere, Illinois 61008

With Copy to: City Attorney
City of Belvidere
401 Whitney Blvd.
Belvidere, Illinois 61008

By notice complying with the requirement of this paragraph, each Party shall have the right to change the address or addressee for all further notices, other communications and payment to such party; provided, however, that no notice of a change of address, addressee or both shall be effective until actually received.

21. Entire Agreement. This Agreement supersedes all prior agreements, negotiations and exhibits and is a full integration of the entire agreement of the Parties.

22. Survival. The provisions contained herein shall survive the annexation of the property and shall not be merged or expunged by the annexation of the property or any part hereof to the City.

23. Successors and Assigns. This agreement shall run with the land and shall be binding upon and inure to the benefit of the parties hereto, their successors in title and their respective successors, grantees, lessees, and assigns, and upon successor corporate authorities of the City and successor municipalities. Owners agree to record this Agreement at the Boone County Recorders office immediately upon its execution.

24. Term of Agreement. This agreement shall be binding upon the Parties and their respective successors and assigns for the term of thirty years, commencing as of the date hereof, and for such further term as may hereinafter be authorized by statute or by ordinance of the City. The Parties acknowledge and agree that the thirty year term is in derogation of state law as applied to non-home rule units and that the thirty year term is being agreed upon pursuant to the City's powers as a home rule unit of government. In the event that a court of competent jurisdiction rules that the City lacks authority for a greater than twenty year annexation agreement then the statutory term of twenty years shall be applied.

25. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

26. Disconnection. If the property fails to become annexed to the City for any reason or if the property is annexed into another municipality, the City shall have the right to

immediately, without notice, disconnect the sanitary sewer service and the water service permitted under this Agreement. The City shall provide Owner(s) sixty (60) days notice prior to disconnection for purposes of failure to annex or annexation to another municipality. Failure of the City to promptly disconnect such service does not constitute a waiver of this provision. Furthermore, Owner(s), and on behalf of their successors and assigns, agrees to refrain from making any claim or demand, or to commence, cause or permit to be prosecuted any action in law or equity against the City on account of disconnection pursuant to this section.

IN WITNESS WHEREOF, the parties hereto have executed this agreement on the date first above written.

CITY:
City of Belvidere,
an Illinois Municipal Corporation

By: _____
Mayor Michael W. Chamberlain

ATTEST:

City Clerk

OWNERS:
Belrock Services, LLC
(Being the owners of the property
and currently fifty one percent of the
electors.)

By: _____
Dana Farina, Manager

By: _____
Kelly Farina, Manager

By: _____
Perry Michaud, Manager

Subscribed and Sworn to
before me this _____ day.
of _____, _____.

Notary Public

EXHIBIT LIST

- A) LEGAL DESCRIPTION
- B) ANNEXATION PLAT
- C) SITE PLAN
- D) PRELIMINARY SEWER DESIGN PLAN
- E) SEWER FEES
- F) PRELIMINARY WATER DESIGN PLAN
- G) WATER FEES
- H) PRELIMINARY PLAT
- I) OFF-SITE ROAD IMPROVEMENTS
- J) EXACTION FEE SCHEDULE
- K) ADDENDUM OF MODIFICATIONS TO STANDARD AGREEMENT
- L) PLANNED COMMUNITY DEVELOPMENT

EXHIBIT A

LEGAL DESCRIPTION

Part of the Southwest Quarter (1/4) of Section (4), Township Forty-three (43) North, Range Three (3) East of the Third (3rd) Principal Meridian, bounded and described as follows to-wit: Beginning at the Southwest corner of said Quarter (1/4) Section; thence North 00 degrees 13' 12" West along the West line of said Quarter (1/4) Section a distance of 364.00 feet; thence North 89 degrees 15' 50" East parallel with the South line of said Quarter (1/4) Section a distance of 692.00 feet; thence South 00 degrees 13' 12" East parallel with the West line of said Quarter (1/4) Section a distance of 364.00 feet to the South line of said Quarter (1/4) Section; thence South 89 degrees 15' 50" West along the South line of said Quarter (1/4) Section a distance of 692.00 feet to the place of beginning, situated in the County of Boone and State of Illinois.

Subject to the rights of the public and the State of Illinois in and to those portions thereof taken, used or dedicated for public road purposes.

Acres: 5.78

Property Address: 2054/2136 Graham Road Belvidere, IL 61008

Permanent Index No. 07-04-300-010

EXHIBIT B
ANNEXATION PLAT

Interstate 90 - Illinois Tollway

ROW Line I-90

North Line of the Southwest Quarter of Section 4-43-3

ROW Line I-40

Irene Road

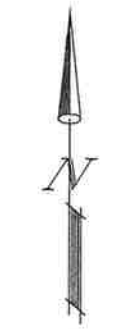
West Half (1/2) of the Southwest Quarter (1/4) of Section 4-43-3

PIN: 07-04-300-008

N 89° 15' 50" E 692.00'
PIN: 07-04-300-009
S 00° 13' 12" E 364.00'
S 89° 15' 50" W 692.00'

South Line of the Southwest Quarter of Section 4-43-3

Graham Road



SCALE 1" = 300'

West Line of the Southwest Quarter of Section 4-43-3

N 00° 13' 12" W 364.00'

2054/2136
GRAHAM ROAD
BELVIDERE, IL 61008

Now combined as
07-04-300-010

ANNEXATION PLAT - CITY OF BELVIDERE
PART OF THE SOUTHWEST QUARTER
SECTION 4, TOWNSHIP 43 NORTH, RANGE 3
EAST OF THE 3RD P.M.

CITY OF BELVIDERE
BOONE COUNTY, ILLINOIS

Legal Description:

Part of the Southwest Quarter (1/4) of Section Four (4), Township Forty-three (43) North, Range Three (3) East of the Third (3rd) Principal Meridian, bounded and described as follows to-wit: Beginning at the Southwest corner of said Quarter (1/4) Section; thence North 00 degrees 13' 12" West along the West line of said Quarter (1/4) Section a distance of 364.00 feet; thence North 89 degrees 15' 50" East parallel with the South line of said Quarter (1/4) Section a distance of 692.00 feet; thence South 00 degrees 13' 12" East parallel with the West line of said Quarter (1/4) Section a distance of 364.00 feet to the South line of said Quarter (1/4) Section; thence South 89 degrees 15' 50" West along the South line of said Quarter (1/4) Section a distance of 692.00 feet to the place of beginning, situated in the County of Boone and state of Illinois. Containing 5.78 Acres more or less. Subject to the rights of the public and the State of Illinois in and to those portions thereof taken, used or dedicated for public road purposes.

Rev.: 02-13-14
Date: 12-21-18
Client: Belrock
Job No.: 4612



700 WEST LOCUST ST., BELVIDERE, ILLINOIS 61008
PHONE: (815) 547-8435, FAX: (815) 544-0421
ILLINOIS DESIGN FIRM NO. 184-001260

EXHIBIT C
SITE PLAN

EXHIBIT D
PRELIMINARY SEWER PLAN

A Sanitary Sewer Plan shall be submitted to the City, for City approval:

1. At the time Owner(s) elect to extend the City Operated Sewer System to the Property; or
2. At the time Owner is required to connect to the City Operated Sewer System pursuant to Exhibit K of this Agreement or any applicable ordinance, statute or regulation; or
3. Prior to any application for building or construction permit, construction or development upon the Property.

EXHIBIT E
SEWER FEES

Owner shall pay the Sewer Connection Fees, applicable recapture fees and other fees of general applicability, at the rate then in effect, prior to connection of any structure to the City's sewer system.

EXHIBIT F

PRELIMINARY WATER DESIGN PLAN

A Water Design Plan shall be submitted to the City, for City approval:

1. At the time Owner(s) elect to extend the City Operated Water System to the Property; or
2. At the time Owner is required to connect to the City Water System pursuant to Exhibit K of this Agreement or any applicable ordinance, statute or regulation; or
3. Prior to any application for building or construction permit, construction or development upon the Property.

EXHIBIT G

WATER FEES

Owner shall pay the Water Connection Fees, applicable recapture fees, and other fees of general applicability, at the rate then in effect, prior to connection of any structure to the City's water system.

EXHIBIT H
PRELIMINARY PLAT

A Preliminary Plat and Final Plat shall be submitted prior to any subdivision or development of the Property. No construction or development shall occur prior to City approval of any applicable plat of subdivision of planned development. All future development of the property shall be pursuant to a Planned Development.

EXHIBIT I
OFFSITE IMPROVEMENTS

Offsite improvements will be constructed pursuant to City Ordinance and applicable statutes and regulations in effect at the time they are constructed or required pursuant to any Planned Development, Plat of Subdivision or reconstruction of any highway or street.

EXHIBIT J

EXACTION FEE SCHEDULE

The fees identified in this Exhibit, as well as other fees identified in this Agreement, represent the fees in effect at the time of execution of this Agreement. The Parties agree that the Owner(s), its assigns and successors shall pay the identified fees at the time of final plat approval at the then current rates, or, if the City agrees, at the time of building permit at the then current rates. The fees identified as numbers 6, 7 and 8 below shall be paid at the time of building permitting at the then current rates. Owner(s) further agrees that the cash payment and /or donation represents a voluntary payment and/or donation, which is contractual in nature and is an agreed upon condition of annexation and this Agreement. Owner(s), its successors and assigns therefore waive any defenses with respect to these fees, and any other fees identified in this Agreement, and further agrees not to challenge these fees at a later date. Owner(s) agrees that, while these fees are agreed to as a part of a contractual obligation to induce the City to execute this Agreement, the fees may also serve to offset the proposed development's impact on the applicable entity, that the impact is uniquely and directly attributable to the proposed development and that the amount of the payment and/or donation is appropriate given the anticipated impact of the development.

- 1) Tornado Siren Planning and Capital Improvements: \$50.00 per acre
- 2) Bike Path Planning and Capital Improvements: \$50.00 per acre
- 3) Well Site/Reservoir Planning and Improvements: \$50.00 per acre
- 4) Sewer System Planning and Expansion: \$50.00 per acre
- 5) Three Percent Inspection Fee: Three Percent of value of public improvements payable prior to release of final plat
- 6) Police Fire and Public Works: See attached Schedule
- 7) Land/Cash Fees, including School, Park District Conservation District, Police, Fire and Public Works Fees Pursuant to the attached schedules.
- 8) IDA Public Library: \$80.00 per lot (per unit in multi-family).
- 9) Storm Sewer Planning and Expansion: \$50.00/acre
- 11) Owner also agrees to pay such other fees, of general applicability, as set by City ordinance or policy, including but not limited to, building permit fees, connection fees, Fire Inspection Fees etc.
- 12) Owner agrees to pay, its share of any applicable recapture fee or other development fee adopted by the City or as set forth in this Agreement.

EXHIBIT K

MODIFICATIONS TO STANDARD AGREEMENT

- 1) Section 7 C. shall be modified to add the following:

During the months of December through March, if weather conditions prevent Owner(s) from completing punch list items, Owner(s) shall deposit a bond or other surety reasonably acceptable to the City, in an amount equal to or greater than 110% of the cost of completing the remaining punch list items, to guarantee their completion. In this event, all punch list items shall be completed no later than the upcoming June 1.

- 2) Public Utility Extensions

Water. The Parties acknowledge that City Water System is not currently available to the Property. Owner(s) may, at their own cost and risk, utilize existing wells or install up to one well on the Property until such time as the Water System is within 1,500 feet of a property line of the Property. When the Property is within 1,500 feet of a City Water System, the Owner(s) shall within one (1) year thereafter, extend the City's Water System to the Property, disconnect from any well and connect to the City Water System. Extension of the Water System to the Property shall be in conformance with the City's applicable codes, other applicable statutes and regulations and such other reasonable requirements of the City. The City may require the Owner(s) to construct the Water System extension in a manner to accommodate other or future users of the Water System, including but not limited to oversizing of the Water System above Owner(s) needs.

Sanitary Sewer. The Parties acknowledge that City Sanitary Sewer System (Sewer System) is not currently available to the Property. Owner(s) may, at their sole risk and expense, utilize up to one private septic system on the Property until such time as the Sewer System is within 200 feet of a property line of the Property. Any such septic system shall comply with all relevant federal, state and local law or regulation governing or restricting such system. If such law or regulation would prohibit a septic system, then the relevant system shall not be utilized. When the Property is within 200 feet of the Sewer System, the Owner(s) shall within one (1) year thereafter, extend the Sewer System to the Property, disconnect from any private septic system and connect to the City Sewer System. Extension of the Sewer System to the Property shall be in conformance with the City's applicable codes, other applicable statutes and regulations and such other reasonable requirements of the City. The City may require the Owner(s) to construct the Sewer System extension in a manner to accommodate other or future users of the Sewer System, including but not limited to oversizing of the Sewer System above Owner(s) needs.

If Owner(s) extends Sanitary Sewer System or Water System to the Property in a manner that also benefits other properties, the City will enter into a recapture agreement with the Owner(s) wherein Owner(s) shall be entitled to recoup a pro-rata portion of the expenses associated with extending sanitary sewer or water.

City: City of Belvidere,
an Illinois Municipal Corporation

By: _____
Mayor

ATTEST:

City Clerk

OWNERS:

Belrock Services, LLC
(Being the owners of the property
and currently fifty one percent of the
electors.)

By: _____
Dana Farina, Manager

By: _____
Kelly Farina, Manager

By: _____
Perry Michaud, Manager

Subscribed and Sworn to
before me this _____ day
of _____, _____.

Notary Public

EXHIBIT L

PLANNED COMMUNITY DEVELOPMENT CONCEPT

Any future development of Property shall be pursuant to a Planned Development pursuant to the City of Belvidere Municipal Code.

ORDINANCE #457H

**AN ORDINANCE GRANTING A ZONING DISTRICT CHANGE
FROM RH, RURAL HOLDING DISTRICT
TO GI, GENERAL INDUSTRIAL DISTRICT
(2054 & 2136 Graham Road)**

WHEREAS, a written application has been made by the property owner, Bel Rock Services, LLC, 130 South State Street, Suite 205, Belvidere, IL 61008 to obtain a zoning district change from RH, Rural Holding District to GI, General Industrial 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 May 14, 2019 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:

Part of the Southwest Quarter (1/4) of Section (4), Township Forty-three (43), Range Three (3) East of the Third (3rd) Principal Meridian, bounded and described as follows to-wit: Beginning at the Southwest corner of said Quarter (1/4) Section thence North 00 degrees 13'12" West along the West line of said Quarter (1/4) Section a distance of 364.00 feet; thence North 89 degrees 15'50" East parallel with the South line of said Quarter (1/4) Section a distance of 692.00 feet; thence South 00 degrees 13'12" East parallel with the West line of said Quarter (1/4) Section a distance of 364.00 feet to the South line of said Quarter (1/4) Section; thence south 89 degrees 15'50" West along the South line of said Quarter (1/4) Section a distance of 692.00 feet to the place of beginning, situated in the County of Boone and State of Illinois. PIN: 07-04-300-010.

is changed and amended from RH, Rural Holding District to GI, General Industrial 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

_____ 2019.

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

Mike Chamberlain, Mayor

ATTEST:

Shauna Arco, City Clerk

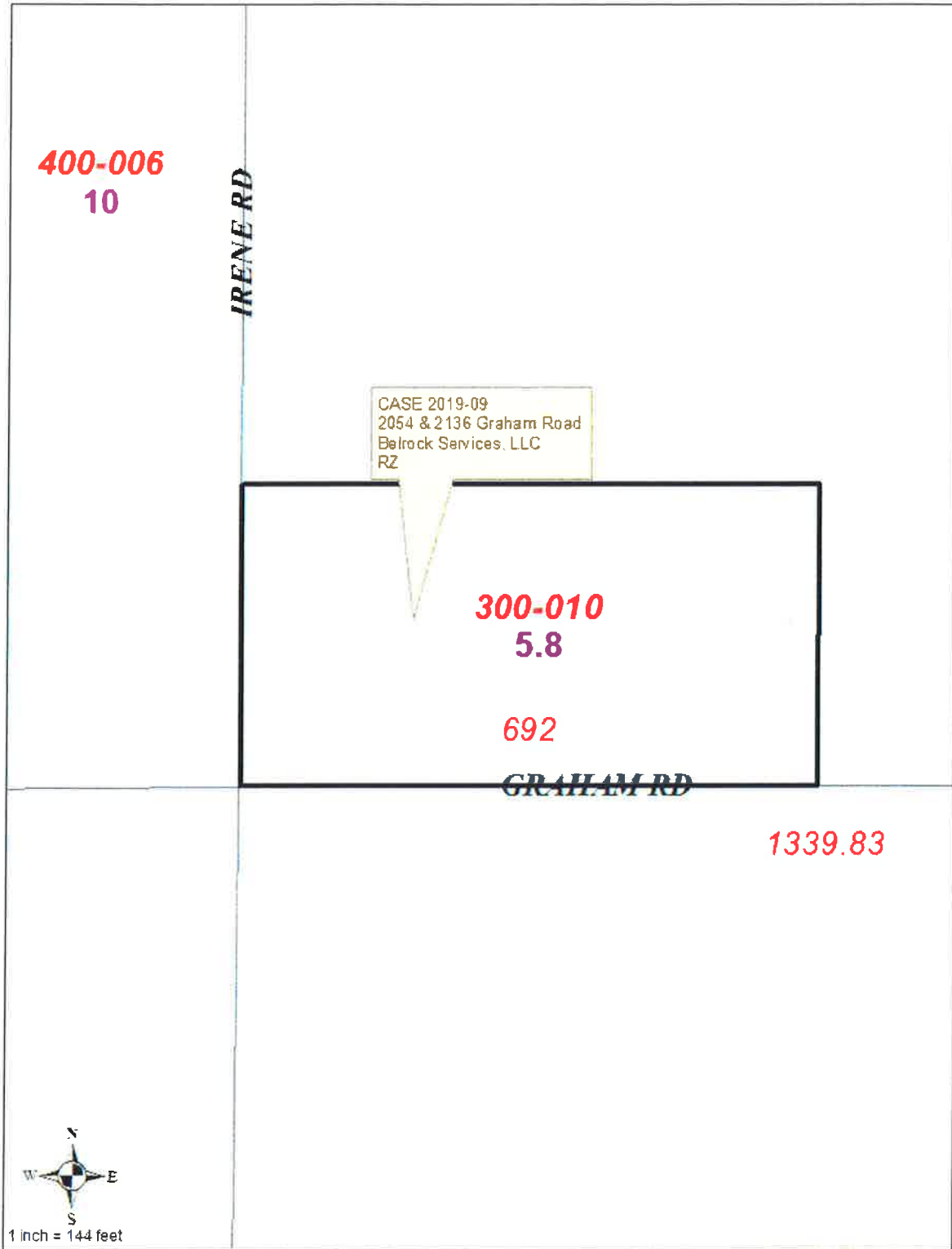
Ayes: _____ Nays: _____ Absent: _____

City Council Members Voting Aye:

City Council Members Voting Nay:

Date Published: _____ Sponsor: _____

ATTACHMENT A



MEMO

DATE: May 15, 2019
TO: Mayor and Members of the City Council
FROM: City of Belvidere Planning and Zoning Commission
SUBJECT: Recommendation for Case 2019-09; Bel Rock Services, LLC. (MA)

REQUEST AND LOCATION:

The applicant and property owner, Bel Rock Services, LLC, 130 South State Street, Suite 205, Belvidere, IL 61008 is requesting a map amendment (rezoning) for 2054 and 2136 Graham Road from RH, Rural Holding District (pending annexation) to GI, General Industrial District pursuant to the Belvidere Zoning Ordinance Section 150.903 Amendment to Official Zoning Map. The subject property is approximately 6 acres in size, located in Flora Township (PIN: 07-04-300-010) and is currently developed with a single family residence, commercial parking lot and limited material storage.

RECOMMENDATION:

The Planning and Zoning Commission recommended the approval of case number 2019-09, Bel Rock Services, LLC. (MA), 2054/2136 Graham Road; the motion passed with a (7-0) roll call vote.

Daniel Arevalo, Chairman
Belvidere Planning and Zoning Commission

CITY OF BELVIDERE

Community Development



BUILDING DEPARTMENT

PLANNING DEPARTMENT

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

May 9, 2019

ADVISORY REPORT

CASE NO: 2019-09 **APPLICANT:** Bel Rock Services, LLC, 2054/2136 Graham Rd (MA)

REQUEST AND LOCATION:

The applicant and property owner, Bel Rock Services, LLC, 130 South State Street, Suite 205, Belvidere, IL 61008 is requesting a map amendment (rezoning) for 2054 and 2136 Graham Road from RH, Rural Holding District (pending annexation) to GI, General Industrial District pursuant to the Belvidere Zoning Ordinance Section 150.903 Amendment to Official Zoning Map. The subject property is approximately 6 acres in size, located in Flora Township (PIN: 07-04-300-010) and is currently developed with a single family residence, commercial parking lot and limited material storage. See the attached aerial photo.

BACKGROUND:

In 2012, the applicant applied for a map amendment from A-1, Agricultural Preservation Area District to I-2, General Industrial District. The County Board ultimately denied the request. After the map amendment was denied, a text amendment to the Boone County Zoning Ordinance was approved allowing for the parking of commercial vehicles by special use. The applicant applied for and was granted the special use in 2013 allowing for the parking of commercial vehicles on the property.

Since the special use was only for parking of vehicles, the applicant has operated their business from two locations. All office work occurs in Belvidere (inside the PNC Bank building) and all equipment is stored on the subject property. In order to run their business more efficiently, the applicant is requesting to pre-annex the property into the City of Belvidere, rezone it to General Industrial District and apply for a special use to allow for outdoor storage. This will allow all aspects of the business to operate from one central location. In 2018 the applicant purchased the adjacent residence (now part of the subject property) to ensure that there was sufficient acreage to adhere to the City of Belvidere's Zoning Ordinance in terms of setbacks, lot coverage, screening, etc.

The General Industrial District requires a minimum lot size of 20,000 square feet, a minimum lot width of 90 feet and maximum lot coverage of 85 percent. The subject property meets all the size and configuration requirements of the district. Permitted land uses in the General Industrial District are office, indoor maintenance, indoor storage, personal storage facilities and light

industrial. Land uses such as outdoor storage, distribution center, shooting range and heavy industrial require special use approval.

In anticipation of commuter rail coming to Belvidere, the Comprehensive Plan was amended in 2006 to adopt the Flora Neighborhood Plan. The Plan called for transit-orientated development to occur near the Irene Road interchange. Transit-orientated development encourages multi-story mixed-use buildings, development which is permitted in the Planned Mixed Use II and Planned Mix Use IV. Since commuter rail is no longer a viable option in the area, the City is beginning to review their Comprehensive Plan and in order to take advantage of the I-90 Corridor, will most likely be categorizing the area as a mix of industrial and commercial.

The Boone County Soil and Water Conservation District's NRI Report 1621 provided a favorable opinion of the change of zoning for the subject property. The Boone County Soil and Water Conservation District notes that the soils are highly permeable and preventative measures should be taken to prevent spills that could impact the ground water.

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 property: Single family residential and commercial parking.

Adjacent property:

North, West and East: Row crop production (County)

South: William Charles Quarry and row crop production (Pre-Annexed)

The property is not part of a platted subdivision. The parcel is a combination of a single-family residential property and a commercial parking area property. With the exception of a quarry to the south, all adjacent property is in agricultural production. As the I-90 Corridor develops, the adjacent agricultural land will develop as a mix of commercial and industrial.

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

Findings:

Subject property: GI, General Industrial District (pending rezoning)

Adjacent property:

North, West and East: A1, Agricultural Preservation Area District (county)

South: RH, Rural Holding District (Pre-Annexed)

The property is located south of the Irene Road interchange which is used by the quarries and nearby commercial and industrial development. As properties annex into the City of Belvidere to develop, they will continue the trend of commercial and industrial growth.

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

Findings: The property is not suitable for the existing zoning classification (Rural Holding District) in its current state with the existing improvements.

The existing use on the subject property is not suitable for Rural Holding District. Rural Holding calls for large lots with minimal lot coverage. Permitted uses tend to be low density residential or recreational in nature with some commercial uses allowed by special use.

The parcel is currently developed with a single family residence, commercial parking and limited outdoor storage. Although the parcel meets the size and configuration requirements of the Zoning Ordinance, the existing improvements do not meet the permitted land uses and lot coverage requirements.

- 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: Changes that make the property more appropriate for a different zoning district have not taken place since the property was placed in its present zoning classification.

The subject property was placed into the default Rural Holding District zoning classification upon approval of an annexation agreement with the city, however, the existing improvements and land uses are at a greater intensity than the "rural community character" that the Rural Holding District encourages. The proximity of the Irene Road interchange and two quarries encourages the trend of commercial and industrial development in the area.

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

Findings:

Subject property: Planned Mixed Use II and Planned Mixed Use IV

Adjacent property:

North: Planned Mixed Use II and Planned Mixed Use IV

South: Neighborhood Business

West: Planned Mixed Use IV

East: Planned Mixed Use II and Senior Neighborhood

The subject property is designated as "Planned Mixed Use IV" and "Planned Mixed Use II" by the Boone County Comprehensive Plan. The Planned Mixed Use IV category encourages intensive mixed uses near a transit center with buildings four to six stories tall with offices, services, retail or upper floor residential uses; the Planned Mixed Use II category encourages mixed uses two-four stories tall with offices, services, entertainment, retail and upper floor residential.

General industrial is not consistent with the current Comprehensive Plan designations. With the diminished possibility of commuter rail locating in the area, the City is reviewing their Comprehensive Plan regarding the current transit-orientated development designations. It is likely that the new designations will be a mix of commercial and industrial along the I-90 Corridor.

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 unless otherwise noted in the pre-annexation agreement.

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 does not apply to this case.

SUMMARY:

The planning staff believes that the proposed rezoning and use for the subject site is not more intense than the other uses in the general area. The subject property was placed into the default Rural Holding District zoning classification upon approval of a pre-annexation agreement with the city. However, the site is currently being used for commercial vehicle parking and limited outdoor storage. These land uses have a greater intensity than the "rural community character" that the Rural Holding District encourages. As the I-90 Corridor develops, the adjacent agricultural land will develop as a mix of commercial and industrial.

RECOMMENDATION:

The Planning staff recommends the approval of case number 2019-09 to rezone 2054/2136 Graham Road from Rural Holding District to the GI, General Industrial District.

Submitted by:


Gina DeRose, 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 Planning Staff.
2. Aerial photo by Planning Staff.
3. Narrative submitted by Applicant.
4. Site plan submitted by Applicant.
5. Letter submitted by Amanda Mehl, Boone County Health Department dated April 23, 2019.
6. Opinion and Overview of NRI Report 1621 submitted by the Boone County Soil and Water Conservation District.

400-006
10

IRENE RD

CASE 2019-09
2054 & 2136 Graham Road
Belrock Services, LLC
RZ

300-010
5.8

692

GRAHAM RD

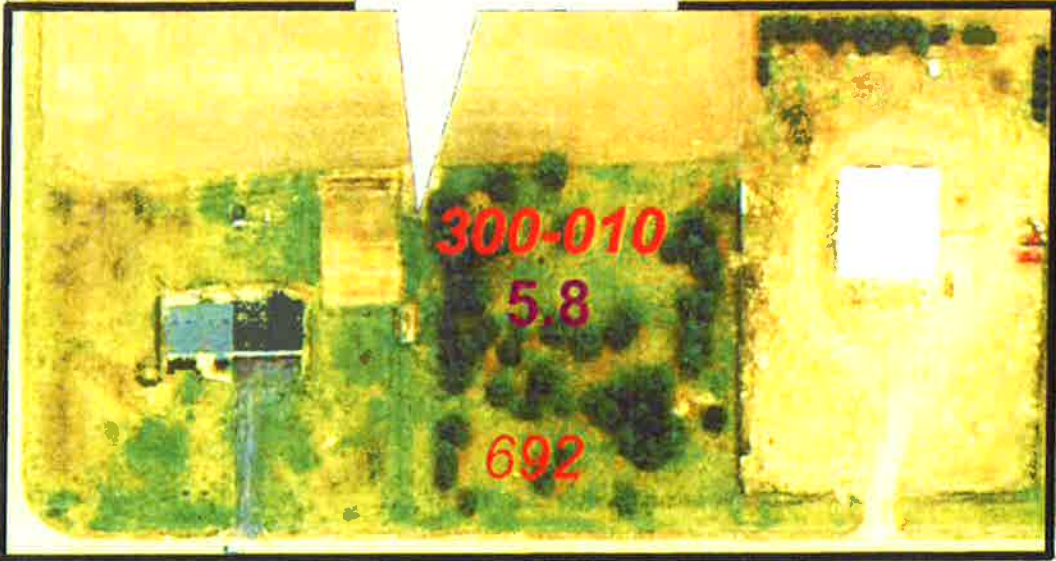
1339.83



1 inch = 144 feet

IRENE RD

CASE 2019-09
2054 & 2136 Graham Road
Belrock Services, LLC
RZ



1339.83

IRENE RD



1 inch = 115 feet

Narrative

Petitioner is an asphalt paving company that does commercial and residential paving. Petitioner's plan for development of the Property includes an office building and shop area, along with parking and some outdoor storage/parking. The Petitioner has a need to continue with improvements for the Property and wishes to relocate its office to the Property to build a larger office building, along with improved outbuildings, paved parking lot, and outdoor storage/parking.

Petitioner understands that the Property will be automatically zoned as RH Rural Holding and desires that the Property be re-zoned to the General Industrial District and Special Use for Outdoor Storage so that Petitioner can relocate its office and expand its operations with 2019 construction of a handsome building and storage facility. (See photographs and site plan attached hereto.)



Public Health
Prevent. Promote. Protect

Boone County Health Department

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

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

April 23, 2019

FAX: 815-547-0789

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

Re: Case: 2019-09: Bel Rock Services, LLC, 2054/2136 Graham Road

Dear Gina,

We are in receipt of the request for a map amendment (rezoning) for the above property.

The Boone County Health Department has no comments.

Thank you,

Amanda Mehl
Administrator
skm

15. Overview

This report details information for several natural resource topics. Most of the details for individual topics are presented in a special section. This section highlights the natural resource concerns, which are most important to this site, the environment, and the community:

1. The land evaluation score for this site is 68 (Table 13) and all soils onsite are prime soils (Table 7). The BCSWCD Board has historically opposed zoning changes with land evaluation scores of 69 points or higher.
2. Hydric soils are generally not predicted at this site and less than one percent of the AOI is considered to have soils with hydric inclusions (Figure 6; Table 8).
3. No floodplains or wetlands are mapped on the AOI (Figures 5 & 8).
4. Approximately 9 acres drain through this site and surface water flow is expected to flow generally east and south (Figures 4 & 7).
5. Based on the Geology for of Winnebago and Boone Counties, this site consists of highly permeable surficial materials.
6. An informational EcoCAT has been submitted to Illinois Department of Natural Resources for their review process to determine the presence of threatened or endangered species (project number 1910586). There is no record of threatened or endangered species and the project has been closed.
7. If this special use is approved and acreage of land disturbance is greater than one acre in size, a National Pollutant Discharge Elimination System Permit (NPDES Permit) will be required. Temporary soil stabilization, control of sediment during construction and permanent site stabilization after construction is completed is required under a NPDES permit.
8. Site plans have been provided with intent to remove the current home and construct an office, maintenance shop, and facility for storage of materials (Appendix C). There were previously two wells onsite. One well has been properly abandoned to State code, and the existing is intended to be utilized (Figure 2). A septic system is also intended to be utilized onsite. If vehicle maintenance and storage of potential contaminants will take place onsite, staff should to be educated and precautions need to be taken to prevent spills and protect surface and ground water.

2. Opinion of the BCSWCD Board

Belrock Services, LLC has submitted a request for a Natural Resource Information Report as part of an application for proposed annexation into the City of Belvidere, a special use for outdoor storage, and zoning change (rural holding to general industrial), in Section 4 of Flora Township. The Area of Interest (AOI) located at 2054 & 2136 Graham Road and parcel identification number is: 07-04-300-010.

The Boone County Soil & Water Conservation District Board has a

- Favorable
- Unfavorable
- Other: _____

opinion of the proposed land use change. The Board concerns are stressed in the "Overview" section of the report. More detailed information is presented throughout the various sections of this document.

Signature of Board Chairman:

Bill Hall

on

5-9-2019

ORDINANCE NO. 458H

**AN ORDINANCE GRANTING A SPECIAL USE
TO ALLOW OUTDOOR STORAGE
WITHIN THE GI, GENERAL INDUSTRIAL DISTRICT
(2054 & 2136 Graham Road)**

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

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

WHEREAS, The applicant and property owner, Bel Rock Services, LLC, 130 South State Street, Suite 205, Belvidere, IL 61008 has petitioned the City for a Special Use to permit outdoor storage at 2054/2136 Graham Road; and

WHEREAS, after due notice by publication pursuant to the Illinois State Statutes, the City of Belvidere Planning and Zoning Commission held a public hearing on May 14, 2019 concerning the proposed Special Use; and,

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

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

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

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

Section 2. That a Special Use in the GI, General Industrial District for outdoor storage on the property depicted in Attachment A and legally described as:

Part of the Southwest Quarter (1/4) of Section (4), Township Forty-three (43), Range Three (3) East of the Third (3rd) Principal Meridian, bounded

and described as follows to-wit: Beginning at the Southwest corner of said Quarter (1/4) Section thence North 00 degrees 13'12" West along the West line of said Quarter (1/4) Section a distance of 364.00 feet; thence North 89 degrees 15'50" East parallel with the South line of said Quarter (1/4) Section a distance of 692.00 feet; thence South 00 degrees 13'12" East parallel with the West line of said Quarter (1/4) Section a distance of 364.00 feet to the South line of said Quarter (1/4) Section; thence south 89 degrees 15'50" West along the South line of said Quarter (1/4) Section a distance of 692.00 feet to the place of beginning, situated in the County of Boone and State of Illinois. PIN: 07-04-300-010.

is hereby approved, subject to the following condition:

1. Substantial compliance with the submitted site plan. (Attachment B)

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

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

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

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

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

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

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

Michael W. Chamberlain, Mayor

ATTEST:

Shauna Arco, City Clerk

Ayes: _____ Nays: _____ Absent: _____

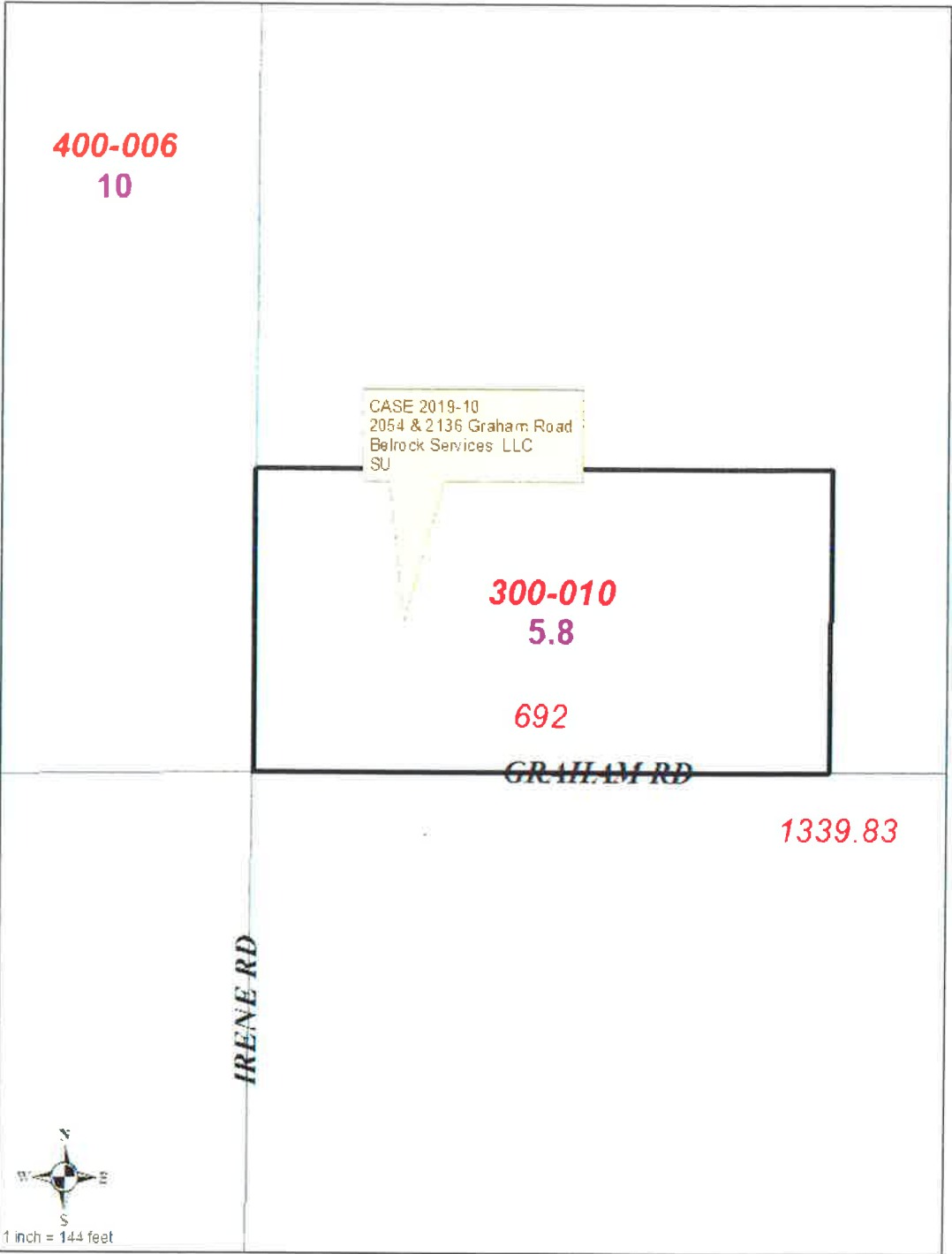
City Council Members Voting Aye: _____

City Council Members Voting Nay: _____

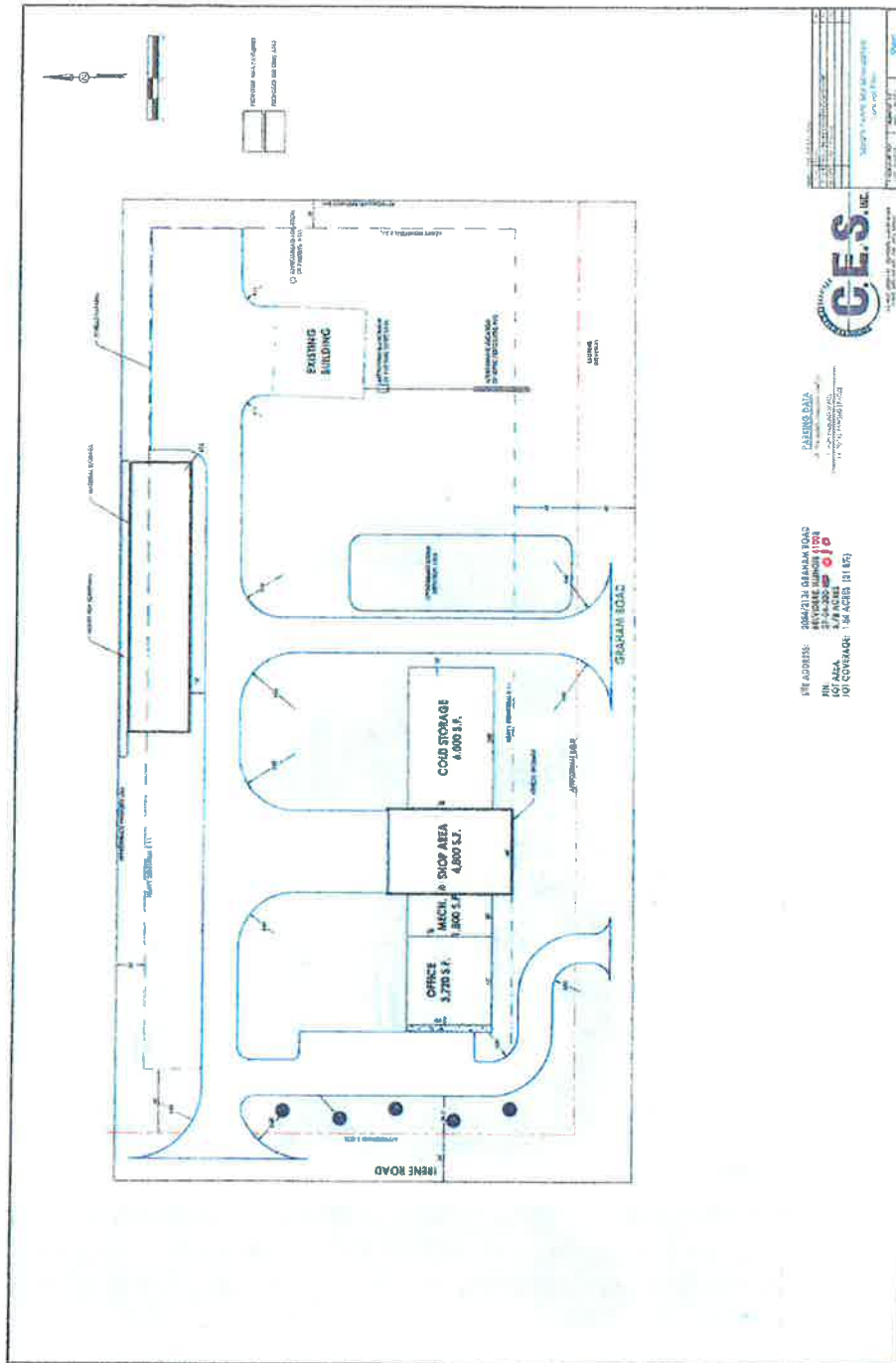
Date Published:

Sponsor: _____

ATTACHMENT A



ATTACHMENT B



SEE ADDRESS: 200112 GEARHAM ROAD
 PIN: 11-11-11-11-11
 LOT AREA: 1.11 ACRES
 LOT PERCENTAGE: 11.11% (11.11%)

ZONING DATA
 11-11-11-11-11
 11-11-11-11-11



NO.	DATE	DESCRIPTION	BY	CHKD.
1	11/11/11	PRELIMINARY PLAN	J. J. JONES	J. J. JONES
2	11/11/11	FINAL PLAN	J. J. JONES	J. J. JONES

MEMO

DATE: May 15, 2019

TO: Mayor and Members of the City Council

FROM: City of Belvidere Planning and Zoning Commission

SUBJECT: Findings of Fact for Case: 2019-10; Bel Rock Services, LLC 2054/2136 Graham Road

REQUEST AND LOCATION:

The applicant and property owner, Bel Rock Services, LLC, 130 South State Street, Suite 205, Belvidere, IL 61008 is requesting a special use to permit outdoor storage in the GI, General Industrial District (pending rezoning) at 2054 and 2136 Graham Road, Belvidere (Belvidere Zoning Ordinance Section 150.105(C)(8)(B)(2) Outdoor Storage and 150.904 Special Use Review and Approval Procedures). The outdoor storage will be in conjunction with Bel Rock's business which will be relocating to the site. The subject property is approximately 6 acres in size, located in Flora Township (PIN: 07-04-300-010) and is currently developed with a single family residence, commercial parking lot and limited material storage.

FINDINGS OF FACT:

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

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

The parking of commercial vehicles and limited storage of materials is already occurring on the subject property. The Belvidere Zoning Ordinance will require improved screening of the property while restricting the storage areas to the north, away from Irene and Graham Roads.

- B. Findings: The proposed special use, both its general use independent of its location and in its specific location, will not be in harmony with the purposes, goals, objectives, policies, and standards of the City of Belvidere Comprehensive Plan, Section 150.904 of the Belvidere Zoning Ordinance and any other plan, program, or ordinance adopted, or under consideration pursuant to Notice of Public Hearing by the City.**

The Comprehensive Plan shows the property and the majority of adjacent properties as a mix of transit-orientated development and mineral extraction. Outdoor storage

is not an encouraged land use in transit-orientated developments, but it is part of mineral extraction land uses.

With the upcoming review and updating of the Comprehensive Plan, the area will most likely be designated for a mix of commercial and industrial development. Controlled outdoor storage is oftentimes located in these districts.

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

The subject property is located between the Irene Road Interchange and I-90 (2,500 feet) and the William Charles Quarry (600 feet) and the Plote Quarry (2,700 Feet).

The outdoor storage areas are not expected to increase the amount of traffic or congestion in the neighborhood and will not lessen the property's compatibility with nearby land uses. The site will be required to be in conformance with the intent of the City of Belvidere's Zoning Ordinance.

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

The property is surrounded by a mix of agricultural, residential, mineral extraction and commercial land uses. As demand for commercial and industrial space increases, the I-90 Corridor will begin to develop. The property is within this corridor; however, restricting the outdoor storage to the northern portion of the property minimizes potential negative impacts to the existing residential properties in the area.

- E. Findings: The proposed Special Use is not 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 property is not currently served by municipal utilities and is not currently required to be served by municipal utilities. The development will continue to utilize the existing well and septic system.

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

The planning staff does not anticipate any potential adverse impacts of the outdoor storage areas. Although the majority of the adjacent properties are in agricultural production, the storage areas will be screened from view per zoning ordinance requirements.

The motion to adopt the Findings of Fact as presented by staff for case 2019-10 for a special use for outdoor storage at 2054/2136 Graham Road carried with a (7-0) roll call vote.

Daniel Arevalo, Chairman
Belvidere Planning and Zoning Commission

MEMO

DATE: May 15, 2019
TO: Mayor and Members of the City Council
FROM: City of Belvidere Planning and Zoning Commission
SUBJECT: Recommendation for Case: 2019-10, Bel Rock Services, LLC, 2054/2136 Graham Road (SU)

REQUEST AND LOCATION:

The applicant and property owner, Bel Rock Services, LLC, 130 South State Street, Suite 205, Belvidere, IL 61008 is requesting a special use to permit outdoor storage in the GI, General Industrial District (pending rezoning) at 2054 and 2136 Graham Road, Belvidere (Belvidere Zoning Ordinance Section 150.105(C)(8)(B)(2) Outdoor Storage and 150.904 Special Use Review and Approval Procedures). The outdoor storage will be in conjunction with Bel Rock's business which will be relocating to the site. The subject property is approximately 6 acres in size, located in Flora Township (PIN: 07-04-300-010) and is currently developed with a single family residence, commercial parking lot and limited material storage.

RECOMMENDATION:

The planning and zoning commission recommended the **approval** of case number **2019-10** for a special use to permit outdoor storage at 2054/2136 Graham Road subject to the following condition as presented by staff:

1. Substantial compliance with the submitted site plan.

Motion to approve case 2019-10; Bel Rock Services, LLC, 2054/2136 Graham Road (SU) subject to the condition as presented carried with a (7-0) roll call vote.

Daniel Arevalo, 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

May 9, 2019

ADVISORY REPORT

CASE NO: 2019-10 **APPLICANT:** Bel Rock Services, LLC, 2054/2136 Graham Rd (SU)

REQUEST AND LOCATION:

The applicant and property owner, Bel Rock Services, LLC, 130 South State Street, Suite 205, Belvidere, IL 61008 is requesting a special use to permit outdoor storage in the GI, General Industrial District (pending rezoning) at 2054 and 2136 Graham Road, Belvidere (Belvidere Zoning Ordinance Section 150.105(C)(8)(B)(2) Outdoor Storage and 150.904 Special Use Review and Approval Procedures). The outdoor storage will be in conjunction with Bel Rock's business which will be relocating to the site. The subject property is approximately 6 acres in size, located in Flora Township (PIN: 07-04-300-010) and is currently developed with a single family residence, commercial parking lot and limited material storage. See the attached aerial photo.

EXISTING LAND USE:

Subject property: Single family residential and commercial parking.

Adjacent property:

North, West and East: Row crop production (County)

South: William Charles Quarry and row crop production (Pre-Annexed)

CURRENT ZONING

Subject property: GI, General Industrial District (pending rezoning)

Adjacent property:

North, West and East: A1, Agricultural Preservation Area District (county)

South: RH, Rural Holding District (Pre-Annexed)

COMPREHENSIVE PLAN:

Subject property: Planned Mixed Use II and Planned Mixed Use IV

Adjacent property:

North: Planned Mixed Use II and Planned Mixed Use IV

South: Neighborhood Business

West: Planned Mixed Use IV

East: Planned Mixed Use II and Senior Neighborhood

BACKGROUND:

In 2012, the applicant applied for a map amendment from A-1, Agricultural Preservation Area District to I-2, General Industrial District. The County Board ultimately denied the request. After the map amendment was denied, a text amendment to the Boone County Zoning Ordinance was approved allowing for the parking of commercial vehicles by special use. The applicant applied for and was granted the special use in 2013 allowing for the parking of commercial vehicles on the property.

Since the special use was only for parking of vehicles, the applicant has operated their business from two locations. All office work occurs in Belvidere (inside the PNC Bank building) and all equipment is stored on the subject property. In order to run their business more efficiently, the applicant is requesting to pre-annex the property into the City of Belvidere, rezone it to General Industrial District and apply for a special use to allow for outdoor storage. This will allow all aspects of the business to operate from one central location. In 2018 the applicant purchased the adjacent residence (now part of the subject property) to ensure that there was sufficient acreage to adhere to the City of Belvidere's Zoning Ordinance in terms of setbacks, lot coverage, screening, etc.

In addition to the granting of a special use, the Belvidere Zoning Ordinance requires the following regulations be adhered to for outdoor storage:

1. All outdoor storage areas, excluding operable vehicle storage, shall be completely enclosed by any permitted combination of buildings, structures, walls and fencing. Such walls and fencing shall be a minimum of 6 feet, and a maximum of 10 feet in height and shall be designed to completely screen all stored materials from view at an elevation of 5 feet above the grade of all adjacent properties and rights-of-way. Said walls or fencing shall be screened from residentially zoned property by a bufferyard with a minimum opacity of .80 and non-residentially zoned property by a bufferyard with a minimum opacity of .40 (see §150.607).
2. The storage of items shall not be permitted in permanently protected natural resource areas (see §150.605).
3. The storage of items shall not be permitted in required frontage landscaping or bufferyard areas.
4. In no event shall the storage of items reduce or inhibit the use or number of parking stalls provided on the property below the requirement established by the provisions of §150.704. If the number of provided parking stalls on the property is already less than the requirement, such storage area shall not further reduce the number of parking stalls already present.
5. Storage areas shall be separated from any vehicular parking or circulation area by a minimum of 10 feet. This separation shall be clearly delineated by a physical separation such as a greenway, curb, fence, or line of planters, or by a clearly marked paved area.
6. Materials being stored shall not interfere in any manner with either on-site or off-site traffic visibility, including potential traffic/traffic and traffic/pedestrian conflicts.
7. Inoperative vehicles or equipment, or other items typically stored in a junkyard or salvage yard, shall not be stored under the provisions of this land use.
8. All outdoor storage areas shall be located no closer to an adjacent zoned property than the required minimum setback for buildings on the subject property.

TREND OF DEVELOPMENT:

The area is comprised of two quarries, a residential subdivision, agriculture and a large pet boarding facility. The Irene Road Interchange was constructed in 2015, increasing the likelihood that the area would transition from agriculture to development.

COMPREHENSIVE PLAN:

The subject property is designated as "Planned Mixed Use IV" and "Planned Mixed Use II" by the Belvidere Comprehensive Plan. The Planned Mixed Use IV category encourages intensive mixed uses near a transit center with buildings four to six stories tall with offices, services, retail or upper floor residential uses; the Planned Mixed Use II category encourages mixed uses two-four stories tall with offices, services, entertainment, retail and upper floor residential.

With the diminished possibility of commuter rail locating in the area, the City is reviewing their Comprehensive Plan regarding the current transit orientated development designations.

FINDINGS OF FACT:

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

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

The parking of commercial vehicles and limited storage of materials is already occurring on the subject property. The Belvidere Zoning Ordinance will require improved screening of the property while restricting the storage areas to the north, away from Irene and Graham Roads.

- B. Findings:** The proposed special use, both its general use independent of its location and in its specific location, will not be in harmony with the purposes, goals, objectives, policies, and standards of the City of Belvidere Comprehensive Plan, Section 150.904 of the Belvidere Zoning Ordinance and any other plan, program, or ordinance adopted, or under consideration pursuant to Notice of Public Hearing by the City.

The Comprehensive Plan shows the property and the majority of adjacent properties as a mix of transit-orientated development and mineral extraction. Outdoor storage is not an encouraged land use in transit-orientated developments, but it is part of mineral extraction land uses.

With the upcoming review and updating of the Comprehensive Plan, the area will most likely be designated for a mix of commercial and industrial development. Controlled outdoor storage is oftentimes located in these districts.

- C. Findings:** The special use will not in its proposed location and as depicted on the required site plan, result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the

provisions of this Chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to Notice of Public Hearing by the City or governmental agency having jurisdiction to guide development.

The subject property is located between the Irene Road Interchange and I-90 (2,500 feet) and the William Charles Quarry (600 feet) and the Plote Quarry (2,700 Feet).

The outdoor storage areas are not expected to increase the amount of traffic or congestion in the neighborhood and will not lessen the property's compatibility with nearby land uses. The site will be required to be in conformance with the intent of the City of Belvidere's Zoning Ordinance.

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

The property is surrounded by a mix of agricultural, residential, mineral extraction and commercial land uses. As demand for commercial and industrial space increases, the I-90 Corridor will begin to develop. The property is within this corridor; however, restricting the outdoor storage to the northern portion of the property minimizes potential negative impacts to the existing residential properties in the area.

- E. Findings: The proposed Special Use is not 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 property is not currently served by municipal utilities and is not currently required to be served by municipal utilities. The development will continue to utilize the existing well and septic system.

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

The planning staff does not anticipate any potential adverse impacts of the outdoor storage areas. Although the majority of the adjacent properties are in agricultural production, the storage areas will be screened from view per zoning ordinance requirements.

SUMMARY OF FINDINGS:

The parking of commercial vehicles and limited storage of materials is already occurring on the subject property. The Belvidere Zoning Ordinance will require improved screening of the property while restricting the storage areas to the north, away from Irene and Graham Roads. The outdoor storage areas are not expected to increase the amount of traffic or congestion in the neighborhood and will not lessen the property's compatibility with nearby land uses.

The Comprehensive Plan shows the property and the majority of adjacent properties as a mix of transit-orientated development and mineral extractions. Outdoor storage is not an encouraged use in transit-orientated developments, but it is part of mineral extraction land uses. With the upcoming review and updating of the Comprehensive Plan, the area will most likely be

designated for a mix of commercial and industrial development. Controlled outdoor storage is oftentimes located in these districts.

The property is surrounded by a mix of agricultural, residential, mineral extraction and commercial land uses. As demand for commercial and industrial space increases, the I-90 Corridor will begin to develop. The property is within this corridor; however, restricting the outdoor storage to the northern portion of the property minimizes potential negative impacts to the existing residential properties in the area.

RECOMMENDATION:

The planning staff recommends the **approval** of case number **2019-10** for a special use for accessory outdoor storage at 2054/2136 Graham Road subject to the following conditions:

1. Substantial compliance with the submitted site plan.

Submitted by:


Gina DelRose, Community Development Planner

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

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

ATTACHMENTS

1. Location Map by Planning Staff.
2. Aerial photo by Planning Staff.
3. Narrative submitted by Applicant.
4. Site plan submitted by Applicant.
5. Letter submitted by Amanda Mehl, Boone County Health Department dated April 23, 2019.
6. Opinion and Overview of NRI Report 1621 submitted by the Boone County Soil and Water Conservation District.

400-006
10

CASE 2019-10
2054 & 2136 Graham Road
Belrock Services, LLC
SU

300-010
5.8

692

GRAHAM RD

1339.83

IRENE RD



1 inch = 144 feet

IRENE RD

CASE 2019-10
2054 & 2136 Graham Road
Belrock Services, LLC
SU



1339.83

IRENE RD



1 inch = 115 feet

Narrative

Petitioner is an asphalt paving company that does commercial and residential paving. Petitioner's plan for development of the Property includes an office building and shop area, along with parking and some outdoor storage/parking. The Petitioner has a need to continue with improvements for the Property and wishes to relocate its office to the Property to build a larger office building, along with improved outbuildings, paved parking lot, and outdoor storage/parking.

Petitioner understands that the Property will be automatically zoned as RH Rural Holding and desires that the Property be re-zoned to the General Industrial District and Special Use for Outdoor Storage so that Petitioner can relocate its office and expand its operations with 2019 construction of a handsome building and storage facility. (See photographs and site plan attached hereto.)



Public Health
Prevent. Promote. Protect.

Boone County Health Department

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

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

April 23, 2019

FAX: 815-547-0789

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

Re: Case: 2019-10: Bel Rock Services, LLC, 2054/2136 Graham Road

Dear Gina,

We are in receipt of the request for a special use to permit outdoor storage for the above property.

The Boone County Health Department has no comments.

Thank you,

Amanda Mehl
Administrator
skm

2. Opinion of the BCSWCD Board

Belrock Services, LLC has submitted a request for a Natural Resource Information Report as part of an application for proposed annexation into the City of Belvidere, a special use for outdoor storage, and zoning change (rural holding to general industrial), in Section 4 of Flora Township. The Area of Interest (AOI) located at 2054 & 2136 Graham Road and parcel identification number is: 07-04-300-010.

The Boone County Soil & Water Conservation District Board has a

- Favorable
- Unfavorable
- Other: _____

opinion of the proposed land use change. The Board concerns are stressed in the "Overview" section of the report. More detailed information is presented throughout the various sections of this document.

Signature of Board Chairman:

Bill Hall on 5-9-2019

15. Overview

This report details information for several natural resource topics. Most of the details for individual topics are presented in a special section. This section highlights the natural resource concerns, which are most important to this site, the environment, and the community:

1. The land evaluation score for this site is 68 (Table 13) and all soils onsite are prime soils (Table 7). The BCSWCD Board has historically opposed zoning changes with land evaluation scores of 69 points or higher.
2. Hydric soils are generally not predicted at this site and less than one percent of the AOI is considered to have soils with hydric inclusions (Figure 6; Table 8).
3. No floodplains or wetlands are mapped on the AOI (Figures 5 & 8).
4. Approximately 9 acres drain through this site and surface water flow is expected to flow generally east and south (Figures 4 & 7).
5. Based on the Geology for of Winnebago and Boone Counties, this site consists of highly permeable surficial materials.
6. An informational EcoCAT has been submitted to Illinois Department of Natural Resources for their review process to determine the presence of threatened or endangered species (project number 1910586). There is no record of threatened or endangered species and the project has been closed.
7. If this special use is approved and acreage of land disturbance is greater than one acre in size, a National Pollutant Discharge Elimination System Permit (NPDES Permit) will be required. Temporary soil stabilization, control of sediment during construction and permanent site stabilization after construction is completed is required under a NPDES permit.
8. Site plans have been provided with intent to remove the current home and construct an office, maintenance shop, and facility for storage of materials (Appendix C). There were previously two wells onsite. One well has been properly abandoned to State code, and the existing is intended to be utilized (Figure 2). A septic system is also intended to be utilized onsite. If vehicle maintenance and storage of potential contaminates will take place onsite, staff should to be educated and precautions need to be taken to prevent spills and protect surface and ground water.