

State of Illinois) SS  
Belvidere, Illinois)

BELVIDERE CITY COUNCIL  
REGULAR MEETING  
AGENDA

June 21, 2021

Convened in the Council Chambers, 401 Whitney Blvd, Belvidere IL at 7:00 p.m.  
Mayor Morris 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  
June 7, 2021; as presented.

(5) Public Hearing: None.

(6) Special Messages and Proclamations:

(A) Pam Lopez-Fettes – Growth Dimensions.

(7) Approval of Expenditures: General & Special Fund Expenditures: \$1,218,301.66  
Water & Sewer Fund Expenditures: \$569,806.72

(8) Committee Reports and Minutes of City Officers:

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

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

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

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

(E) Minutes of Planning and Zoning Commission of June 8, 2021.

(F) Minutes of Committee of the Whole – Building, Planning and Zoning and  
Public Works of June 14, 2021.

(9) Unfinished Business:

- (A) Ord. #524H – 2<sup>nd</sup> Reading: An Ordinance Granting a Special Use to Allow Indoor Commercial Entertainment (Video Gaming) with the NB, Neighborhood Business District (600 Logan Avenue).  
Tabled March 1, 2021.
- (B) Ord.#537H – 2<sup>nd</sup> Reading: An Ordinance Amending Chapter 150, Zoning Ordinance, of the Municipal Code (Section 150.105(D) Institutional District, Section 150.204(C) Institutional Land Uses, Table 150.405(C) Permitted Intrusions into Required Yards, and Appendix C: Land Use Summary Chart. Specifically, the amendments are in regards to setbacks for institutional land uses, permitted institutional land uses and accessibility ramps).  
Tabled June 7, 2021.
- (C) Ord. #539H – 2<sup>nd</sup> Reading: An Ordinance Amending Sections 114-155 Resale of Water and 114-234 Mobile Home Park Bulk Purchase, of the City of Belvidere Municipal Code.

(10) New Business:

- (A) Ord. #540H – 1<sup>st</sup> Reading: An Ordinance Granting a Zoning District Change from SR-6, Single Family Residential-6 District to NB, Neighborhood Business District (817 North State Street).
- (B) Ord. #541H – 1<sup>st</sup> Reading: An Ordinance Granting a Special Use to Allow a Planned Development within the NB, Neighborhood Business District (817 North State Street).
- (C) Ord. #543H – 1<sup>st</sup> Reading: An Ordinance Amending Section 110-198(b), Parking Prohibited at All Times, of the City of Belvidere Municipal Code Willowbrook Drive.
- (D) Motion to waive the layover requirement section 2-87(g) for the Ordinance Providing for the Appointment of Lateral Hires for the City of Belvidere Police Department.
- (E) Ord. #542H – 1<sup>st</sup> & 2<sup>nd</sup> Reading: An Ordinance Providing for the Appointment of Lateral Hires for the City of Belvidere Police Department.

Motions forwarded from Committee of the Whole – Building, Planning and Zoning and Public Works of June 14, 2021.

Motions of Public Works – Chairman Marsha Freeman:

- (A) Motion to approve the 2021 Landfill #2 Annual Services Agreement with TRC. This work is included in the Landfill budget and paid for from account number 01-05-335-7900.
- (B) Motion to approve the proposal from TRC in an amount not-to-exceed \$47,700.00, for the installation of up to five/PVC monitoring wells at Belvidere Municipal Landfill #2. The cost of this work will be split 50/50 with the County and our portion will be paid from account number 01-5-335-7900.
- (C) Motion to approve the street closure request at Whitney/Buchanan and then just beyond Municipal Parking Lot #10 for the Kegels Summer Tour 21 Ride that will be at Jack Rose on July 8<sup>th</sup> from 6:00p.m. -9:00p.m.
- (D) Motion to approve the Block Party Request at 429 W. Hurlbut Avenue on July 10, 2021 from 2p.m.-8p.m.

Motions of Planning and Zoning – Chairman Tom Porter:

- (E) Motion to consent to the appointment of Art Hyland to the Belvidere Planning and Zoning Commission for a five-year term, ending in May 2026.

Motions of Public Safety – Clayton Stevens:

- (F) Motion to authorize the purchase of a new EC/IR II Breathalyzer at a cost not to exceed \$8,500.00, using funds budgeted in the FY22 Equipment Line Item #01-5-210-8200.

Motions of Finance and Personnel – Ric Brereton:

- (G) Motion to appoint Gayle Steltenpohl to the IDA Public Library Board of Trustees.
- (H) Motion to reappoint Donna Donato to the IDA Public Library Board of Trustees.
- (I) Motion to reappointment Dawn Brooks to the IDA Public Library Board of Trustees.

11. Adjournment:

State of Illinois) SS  
Belvidere, Illinois)

BELVIDERE CITY COUNCIL  
REGULAR MEETING  
MINUTES

Date: June 7, 2021

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

Call to order by Mayor Clinton Morris.

(1) Roll Call: Present: R. Brereton, M. Fleury, W. Frank, M. Freeman, M. McGee,  
N. Mulhall, T. Porter, S. Prather, D. Snow, and C. Stevens.

Absent: None.

Other staff members in attendance:

Public Works Director Brent Anderson, Police Chief Shane Woody, Fire Chief Al Hyser,  
Community Development Planner Gina DelRose, City Attorney Mike Drella and City  
Clerk Sarah Turnipseed.

(2) Pledge of Allegiance:

Invocation: Mayor Clinton Morris.

(3) Public Comment: Lilia Vazquez and Rodolfo Vazquez spoke as proponents for  
allowing poultry to be housed in the City. Discussion followed  
regarding procedures for changing the zoning code.

(4) Approval of Minutes:

(A) Approval of minutes of the regular meeting of the Belvidere City Council of  
May 17, 2021; as presented.

Motion by Ald. Fleury, 2<sup>nd</sup> by Ald. Porter to approve the minutes of the regular meeting  
of the Belvidere City Council of May 17, 2021. Aye voice vote carried. Motion carried.

(5) Public Hearing: None.

(6) Special Messages and Proclamations:

(A) Proclamation for Judy Schaefer Day presented by Mayor Morris.

(B) Mayor Morris read into the record effective June 7, 2021, meetings of the City of  
Belvidere Committees of the Whole and City Council shall be conducted by in  
person attendance only.

(7) Approval of Expenditures: None.

Belvidere City Council  
June 7, 2021

(8) Committee Reports and Minutes of City Officers:

- (A) Minutes of Committee of the Whole – Public Safety, Finance & Personnel of May 24, 2021; as presented.

Motion by Ald. Snow, 2<sup>nd</sup> by Ald. Prather to approve the minutes of Committee of the Whole – Public Safety and Finance and Personnel of May 24, 2021. Aye voice vote carried. Motion carried.

(9) Unfinished Business:

- (A) Ord. #524H – 2<sup>nd</sup> Reading: An Ordinance Granting a Special Use to Allow Indoor Commercial Entertainment (Video Gaming) within the NB, Neighborhood Business District (600 Logan Avenue).

Tabled March 1, 2021

- (B) Ord.#536H – 2<sup>nd</sup> Reading: An Ordinance Granting a Special Use to Allow Indoor Commercial Entertainment (Video Gaming) Within the PB, Planned Business District (425 Beloit Road).

Motion by Ald. Snow, 2<sup>nd</sup> by Ald. McGee, to pass Ordinance #536H. Discussion took place. Roll Call Vote: 10/0 in favor. Ayes: Brereton, Fleury, Frank, Freeman, McGee, Mulhall, Porter, Prather, Snow and Stevens. Nays: None. Motion carried.

- (C) Ord.#537H – 2<sup>nd</sup> Reading: An Ordinance Amending Chapter 150, Zoning Ordinance, of the Municipal Code (Section 150.105(D) Institutional District, Section 150.204(C) Institutional Land Uses, Table 150.405(C) Permitted Intrusions into Required Yards, and Appendix C: Land Use Summary Chart. Specifically, the amendments are in regards to setbacks for institutional land uses, permitted institutional land uses and accessibility ramps).

Motion by Ald. Snow, 2<sup>nd</sup> by Ald. Stevens pass Ordinance #537H. Discussion took place. Motion to amend by Ald. Snow, 2<sup>nd</sup> by Ald. Mulhall to allow 3 poles. Further discussion took place. Motion by Ald. Snow, 2<sup>nd</sup> by Ald. Mulhall to table Ordinance #537H. Roll Call Vote to Table: 10/0 in favor. Ayes: Fleury, Frank, Freeman, McGee, Mulhall, Porter, Prather, Snow, Stevens and Brereton. Nays: None. Motion carried.

(10) New Business:

- (A) Ord. #539H – 1<sup>st</sup> Reading: An Ordinance Amending Sections 114-155 Resale of Water and 114-234 Mobile Home Park Bulk Purchase, of the City of Belvidere Municipal Code.

Let the record show that Ordinance #539H was placed on file for first reading.

Belvidere City Council  
June 7, 2021

(B) Res. #2021-9 – A Resolution Ratifying the Mayor’s Execution of a Master Supply Agreement with MC Squared Pursuant to the City of Belvidere Municipal Electric Aggregation Program.

Motion by Ald. Snow, 2<sup>nd</sup> by Ald. Porter to adopt Res. #2021-9. Roll Call Vote: 10/0 in favor. Ayes: Frank, Freeman, McGee, Mulhall, Porter, Prather, Snow, Stevens, Brereton and Fleury. Nays: None. Motion carried.

By consent items 10(C) and (D) moved to the end of the agenda.

Motions forwarded from Committee of the Whole – Public Safety, Finance & Personnel of May 24, 2021.

(A) Motion to authorize the purchase of an EOTech L3 Warrior Systems M914A Night Vision Device with Norotos Night Vision helmet mount and adapter for a total cost of \$5,004.00 using funds budgeted in the Equipment Line Item #01-5-210-8200. Roll Call Vote: 10/0 in favor. Ayes: Freeman, McGee, Mulhall, Porter, Prather, Snow, Stevens, Brereton, Fleury and Frank. Nays: None. Motion carried.

(B) Motion to authorize the carryover of 4 shift days for Firefighter Robert Gunsteen and 1 shift day for Fire Lieutenant Daniel Drall into FY22. Roll Call Vote: 10/0 in favor. Ayes: McGee, Mulhall, Porter, Prather, Snow, Stevens, Brereton, Fleury, Frank and Freeman. Nays: None. Motion carried.

(C) Motion to improve the three alleys included in Memo dated May 18, 2021 from Public Works Director Brent Anderson in the amount of \$11,568.00. This work will be paid from Public Benefit Funds. Roll Call Vote: 7/3 in favor. Ayes: Mulhall, Porter, Snow, Stevens, Brereton, Freeman and McGee. Nays: Prather, Fleury and Frank. Motion carried.

Motion by Ald. Stevens 2<sup>nd</sup> by Ald. Frank to go into executive session at 7:45p.m. to discuss appointment, employment, compensation, discipline, performance or dismissal of a specific employee pursuant to 2(c)(1) of the Open Meeting Act. Roll Call Vote: 10/0 in favor. Ayes: Porter, Prather, Snow, Stevens, Brereton, Fleury, Frank, Freeman, McGee and Mulhall. Nays: None. Motion carried.

Motion by Ald. Snow, 2<sup>nd</sup> by Ald. Frank to come out of executive session at 8:10p.m. Roll Call Vote: 10/0 in favor. Ayes: Prather, Snow, Stevens, Brereton, Fleury, Frank, Freeman, McGee, Mulhall and Porter. Nays: None. Motion carried.

Belvidere City Council  
June 7, 2021

(10) New Business:

(C) Motion to Waive Section 2-88, Referral to Committees, of the City of Belvidere Municipal Code with respect of the appointment of Shannon Hansen as Budget Officer/ Finance Director.

Motion by Ald. Stevens, 2<sup>nd</sup> by Ald. Brereton to Waive Section 2-88, Referral to Committees, of the City of Belvidere Municipal Code with respect of the appointment of Shannon Hansen as Budget Officer/ Finance Director. Roll Call Vote: 10/0 in favor. Ayes: Snow, Stevens, Brereton, Fleury, Frank, Freeman, McGee, Mulhall, Porter and Prather. Nays: None. Motion carried.

(D) Approval of the appointment of Shannon Hansen to the Office of Budget Officer/Finance Director.

Motion by Ald. Stevens, 2<sup>nd</sup> by Ald. Brereton to approve of the appointment of Shannon Hansen to the Office of Budget Officer/Finance Director. Discussion took place concerning appointment. Roll Call Vote: 8/2 in favor. Ayes: Stevens, Brereton, Fleury, Frank, Freeman, McGee, Mulhall and Porter. Nays: Prather and Snow. Motion carried.

(11) Adjournment:

Motion by Ald. Fleury 2<sup>nd</sup> by Ald. McGee to adjourn meeting at 8:15 p.m. Aye voice vote carried. Motion carried.

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

Bills Payable Summary  
DATE OF PAYABLES

June 21, 2021

General Fund	\$1,154,413.93
Envision Healthcare (JE)	\$47,546.47
ADP Payroll Fees (JE)	\$1,878.31
Special Funds:	
Farmington Ponds SSA#2	\$6,145.80
Farmington Ponds SSA#3	\$1,435.33
Capital	\$6,881.82
MFT	\$0.00
TIF	\$0.00
Total General & Special Funds:	\$1,218,301.66
Water & Sewer:	\$569,806.72
Total of all Funds	\$1,788,108.38



**Police Dept Overtime May 2021**

End Date	Start Date	Employment Profile - Effective Date	Home Department Description	Payroll Name	Pay Date	Overtime Hours Total	Overtime Earnings Total	ACT Police OT Earnings	ACT Police OT Hours	Overtime Rate Paid
05/01/2021	05/31/2021	Effective as of 06/15/2021								
POLICE				Bell, Jeremy	05/14/2021	0.00	\$0.00	\$132.28	2.00	\$100.98
POLICE				Berlino, Ethan C	05/14/2021	6.00	\$302.93	\$128.44	2.00	\$51.24
POLICE				Berlino, Ethan C	05/28/2021	4.00	\$204.95	\$0.00	0.00	\$67.34
POLICE				Bird, David M	05/28/2021	3.25	\$218.85	\$0.00	0.00	\$118.49
POLICE				Blankenship, Timothy	05/14/2021	15.00	\$987.78	\$0.00	0.00	\$60.12
POLICE				Blankenship, Timothy	05/28/2021	16.00	\$961.96	\$0.00	0.00	\$53.19
POLICE				Brox, Kc N	05/14/2021	0.00	\$0.00	\$32.11	0.50	\$53.19
POLICE				Brox, Kc N	05/28/2021	24.00	\$1,276.53	\$0.00	0.00	\$67.34
POLICE				Dammron, David J	05/28/2021	12.00	\$608.04	\$0.00	0.00	\$49.12
POLICE				Danieliak, Joseph W	05/28/2021	7.50	\$368.40	\$0.00	0.00	\$53.19
POLICE				Davenport, Ryan R	05/14/2021	2.00	\$106.38	\$0.00	0.00	\$118.49
POLICE				Delavan, Thomas S	05/14/2021	9.00	\$533.19	\$0.00	0.00	\$58.37
POLICE				Derry, Paul D	05/14/2021	7.5	\$43.77	\$0.00	0.00	\$60.12
POLICE				Derry, Paul D	05/28/2021	13.00	\$781.59	\$0.00	0.00	\$49.12
POLICE				Garcia, Christopher R	05/14/2021	5.0	\$24.56	\$0.00	0.00	\$49.12
POLICE				Garcia, Christopher R	05/28/2021	3.00	\$147.36	\$0.00	0.00	\$118.49
POLICE				Jones, Thomas S	05/14/2021	14.00	\$836.44	\$0.00	0.00	\$44.21
POLICE				Kasperovitch, Edward A	05/28/2021	6.50	\$287.35	\$0.00	0.00	\$60.12
POLICE				King, Paul M	05/28/2021	5.50	\$330.67	\$0.00	0.00	\$49.12
POLICE				Korn, Matthew D	05/28/2021	22.50	\$1,105.19	\$0.00	0.00	\$118.49
POLICE				Kozlowski, Robert E	05/14/2021	14.00	\$632.93	\$0.00	0.00	\$60.12
POLICE				Kozlowski, Robert E	05/28/2021	5.00	\$300.61	\$0.00	0.00	\$51.24
POLICE				Lane, Cory T	05/28/2021	8.50	\$435.51	\$0.00	0.00	\$44.09
POLICE				Mears, Adam M	05/14/2021	2.50	\$110.21	\$0.00	0.00	\$45.41
POLICE				Mears, Adam M	05/28/2021	17.50	\$794.75	\$0.00	0.00	\$60.12
POLICE				Moore, Todd M	05/28/2021	17.50	\$1,052.14	\$0.00	0.00	\$49.12
POLICE				Reese, Zachary C	05/14/2021	15.00	\$736.79	\$0.00	0.00	\$58.37
POLICE				Schutz, Julie	05/14/2021	5.0	\$29.18	\$0.00	0.00	\$60.12
POLICE				Schwartz, Michelle	05/28/2021	12.00	\$721.47	\$0.00	0.00	\$67.34
POLICE				Smaha, Daniel S	05/14/2021	6.50	\$437.69	\$0.00	0.00	\$67.34
POLICE				Smaha, Daniel S	05/28/2021	7.50	\$505.03	\$0.00	0.00	\$53.19
POLICE				Zopf, Richard M	05/28/2021	7.50	\$398.92	\$0.00	0.00	
<b>Grand Totals</b>						<b>278.50</b>	<b>\$15,581.17</b>	<b>\$292.83</b>	<b>4.50</b>	
<b>Total</b>										

Police Overtime Hours May 2021

Start Date

4/24/2021

End Date

5/21/2021

Employment Profile - Effective Date

Effective as of 06/15/2021

Home Department Description	Payroll Name	Date	Overtime Hours	ACT UP Police OT Hours
POLICE	Bell, Jeremy	5/5/2021	0	2
Totals for Payroll Name Bell, Jeremy				
Total			0	2
POLICE	Berillo, Ethan C	4/25/2021	0	2
POLICE	Berillo, Ethan C	4/26/2021	1	0
POLICE	Berillo, Ethan C	4/28/2021	2	0
POLICE	Berillo, Ethan C	5/2/2021	3	0
POLICE	Berillo, Ethan C	5/12/2021	1	0
POLICE	Berillo, Ethan C	5/12/2021	3	0
Totals for Payroll Name Berillo, Ethan C				
Total			10	2
POLICE	Bird, David M	5/11/2021	3.25	0
Totals for Payroll Name Bird, David M				
Total			3.25	0
POLICE	Blankenship, Timothy	4/24/2021	4.5	0
POLICE	Blankenship, Timothy	4/28/2021	3.5	0
POLICE	Blankenship, Timothy	5/4/2021	3	0
POLICE	Blankenship, Timothy	5/5/2021	4	0
POLICE	Blankenship, Timothy	5/12/2021	2	0

POLICE	Blankenship, Timothy	5/13/2021	2	0
POLICE	Blankenship, Timothy	5/15/2021	6	0
POLICE	Blankenship, Timothy	5/16/2021	6	0
Totals for Payroll Name Blankenship, Timothy				
Total			31	0

POLICE	Brox, Kc N	4/26/2021	0	0.5
POLICE	Brox, Kc N	5/14/2021	10	0
POLICE	Brox, Kc N	5/16/2021	10	0
POLICE	Brox, Kc N	5/20/2021	4	0
Totals for Payroll Name Brox, Kc N				
Total			24	0.5

POLICE	Dammun, David J	5/9/2021	12	0
Totals for Payroll Name Dammun, David J				
Total			12	0

POLICE	Danielak, Joseph W	5/8/2021	5.5	0
POLICE	Danielak, Joseph W	5/16/2021	2	0
Totals for Payroll Name Danielak, Joseph W				
Total			7.5	0

POLICE	Davenport, Ryan R	5/3/2021	2	0
Totals for Payroll Name Davenport, Ryan R				
Total			2	0

POLICE	Delavan, Thomas S	4/24/2021	4.5	0
POLICE	Delavan, Thomas S	5/5/2021	4.5	0
Totals for Payroll Name Delavan, Thomas S				
Total			9	0

POLICE	Derry, Paul D	4/26/2021	0.75	0
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POLICE	Derry, Paul D	5/12/2021	3	0
POLICE	Derry, Paul D	5/12/2021	1	0
POLICE	Derry, Paul D	5/13/2021	2	0
POLICE	Derry, Paul D	5/16/2021	7	0
Totals for Payroll Name Derry, Paul D				
Total			13.75	0

POLICE	Garcia, Christopher R	5/6/2021	0.5	0
POLICE	Garcia, Christopher R	5/12/2021	3	0
Totals for Payroll Name Garcia, Christopher R				
Total			3.5	0

POLICE	Jones, Thomas S	5/5/2021	4	0
POLICE	Jones, Thomas S	5/6/2021	4	0
POLICE	Jones, Thomas S		6	0
Totals for Payroll Name Jones, Thomas S				
Total			14	0

POLICE	Kasperovich, Edward A	5/16/2021	6.5	0
Totals for Payroll Name Kasperovich, Edward A				
Total			6.5	0

POLICE	King, Paul M	5/10/2021	5.5	0
Totals for Payroll Name King, Paul M				
Total			5.5	0

POLICE	Korn, Matthew D	5/12/2021	2	0
POLICE	Korn, Matthew D	5/14/2021	5.5	0
POLICE	Korn, Matthew D	5/15/2021	5.5	0
POLICE	Korn, Matthew D	5/19/2021	5.5	0
POLICE	Korn, Matthew D	5/21/2021	4	0
Totals for Payroll Name Korn, Matthew D				

Total

22.5

0

POLICE

Kozlowski, Robert E

4/27/2021 2.5

0

POLICE

Kozlowski, Robert E

4/28/2021 2.5

0

POLICE

Kozlowski, Robert E

5/7/2021 2

0

POLICE

Kozlowski, Robert E

5/10/2021 1

0

POLICE

Kozlowski, Robert E

5/20/2021 4

0

POLICE

Kozlowski, Robert E

7

Totals for Payroll Name Kozlowski, Robert E

Total

19

0

POLICE

Lane, Cory T

5/11/2021 5.5

0

POLICE

Lane, Cory T

5/12/2021 3

0

Totals for Payroll Name Lane, Cory T

Total

8.5

0

POLICE

Mears, Adam M

4/28/2021 0.5

0

POLICE	Mears, Adam M	4/30/2021	2	0
POLICE	Mears, Adam M	5/12/2021	3.5	0
POLICE	Mears, Adam M	5/15/2021	12	0
POLICE	Mears, Adam M	5/20/2021	2	0
Totals for Payroll Name Mears, Adam M				
Total			20	0

POLICE	Moore, Todd M	5/15/2021	12	0
POLICE	Moore, Todd M	5/16/2021	5.5	0
Totals for Payroll Name Moore, Todd M				
Total			17.5	0

POLICE	Reese, Zachary C	5/5/2021	15	0
Totals for Payroll Name Reese, Zachary C				
Total			15	0

POLICE	Schutz, Julie	4/26/2021	0.5	0
Totals for Payroll Name Schutz, Julie				
Total			0.5	0

POLICE	Schwartz, Michelle	5/9/2021	12	0
Totals for Payroll Name Schwartz, Michelle				
Total			12	0

POLICE	Smaha, Daniel S	5/3/2021	2	0
POLICE	Smaha, Daniel S	5/5/2021	4.5	0
POLICE	Smaha, Daniel S	5/12/2021	4.5	0
POLICE	Smaha, Daniel S	5/13/2021	3	0
Totals for Payroll Name Smaha, Daniel S				
Total			14	0

POLICE	Zapf, Richard M	5/14/2021	2	0
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POLICE	Zapf, Richard M	5/20/2021	5.5	0
Totals for Payroll Name Zapf, Richard M				
Total		7.5	0	
Grand Totals		278.5	4.5	
Total				

**Fire Dept Overtime Pay May 2021**

**Start Date**

01-220

**End Date**

05/01/2021

**Employment Profile - Effective Date**

05/31/2021

**Home Department Description**

Effective as of 06/15/2021

Home Department Description	Payroll Name	Pay Date	Overtime Hours Total	Overtime Earnings Total	Overtime Rate Paid
FIRE	Beck, Mark E	05/14/2021	7.75	\$315.33	\$82.28
FIRE	Beck, Mark E	05/28/2021	11.50	\$480.09	\$41.75
FIRE	Bullard, Zachary J	05/14/2021	1.00	\$27.95	\$27.95
FIRE	Bullard, Zachary J	05/28/2021	8.00	\$230.22	\$28.78
FIRE	Burdick, David	05/14/2021	6.50	\$316.10	\$48.63
FIRE	Burdick, David	05/28/2021	1.50	\$75.14	\$50.10
FIRE	Cunningham, Chad	05/14/2021	24.00	\$1,118.52	\$46.61
FIRE	Cunningham, Chad	05/28/2021	4.25	\$204.04	\$48.01
FIRE	Drall, Daniel C	05/14/2021	3.25	\$131.72	\$40.53
FIRE	Drall, Daniel C	05/28/2021	10.00	\$480.09	\$48.01
FIRE	Ellwanger, Adam A	05/14/2021	3.50	\$127.51	\$73.02
FIRE	Ellwanger, Adam A	05/28/2021	9.50	\$351.97	\$37.05
FIRE	Ether, Joseph D	05/14/2021	3.00	\$96.09	\$32.03
FIRE	Ether, Joseph D	05/28/2021	7.00	\$224.20	\$32.03
FIRE	Fox, Kevin W	05/28/2021	4.00	\$148.20	\$37.05
FIRE	Gunsteen, Robert J	05/14/2021	9.00	\$258.99	\$28.78
FIRE	Gunsteen, Robert J	05/28/2021	6.00	\$172.66	\$28.78
FIRE	Gunsteen, Robert J	05/28/2021	9.00	\$272.72	\$30.30
FIRE	Hendrickson, Jacob C	05/28/2021	3.25	\$119.82	\$36.87
FIRE	Herman, Ronald D	05/14/2021	3.00	\$121.01	\$40.34
FIRE	Kriebs, James J	05/28/2021	4.00	\$199.40	\$49.85
FIRE	Letourneau, Christopher R	05/28/2021	4.00	\$166.17	\$41.54
FIRE	Loudenbeck, Matthew F	05/14/2021	6.75	\$230.85	\$68.36
FIRE	Mead, Stephen C	05/28/2021	6.00	\$208.13	\$34.69
FIRE	Mead, Stephen C	05/14/2021	3.00	\$106.34	\$35.45
FIRE	Pavlatos, Gregory R	05/28/2021	11.75	\$433.19	\$36.87
FIRE	Pihl, Aaron R	05/28/2021	2.00	\$73.73	\$36.87
FIRE	Schadle, Shawn W	05/14/2021	36.00	\$1,760.22	\$98.73
FIRE	Schadle, Shawn W	05/28/2021	6.00	\$300.58	\$50.10
FIRE	Swanson, Jason	05/28/2021	6.50	\$312.06	\$48.01
FIRE	Tangye, Travis N	05/14/2021	6.75	\$242.80	\$35.97
FIRE	Tangye, Travis N	05/28/2021	2.50	\$92.62	\$37.05
FIRE	Thornton, Nicolas J	05/14/2021	6.50	\$263.45	\$40.53
FIRE	Thornton, Nicolas J	05/28/2021	3.00	\$125.24	\$41.75
FIRE	Trujillo, Adrian	05/14/2021	28.00	\$875.09	\$62.51
FIRE	Trujillo, Adrian	05/28/2021	21.25	\$673.87	\$31.71
FIRE	Vandenbroek, Troy Abraham	05/14/2021	4.00	\$114.28	\$56.72
FIRE	Vandenbroek, Troy Abraham	05/28/2021	8.00	\$230.22	\$28.78
FIRE	Vaughan, Jeffrey C	05/14/2021	1.00	\$41.75	\$41.75
FIRE	Vaughan, Jeffrey C	05/28/2021	2.00	\$83.49	\$41.75
FIRE	Williams, Glenn F	05/14/2021	1.00	\$36.87	\$36.87
FIRE	Williams, Glenn F	05/28/2021	2.00	\$73.73	\$36.87
FIRE	Winnie, Todd J	05/14/2021	9.00	\$303.08	\$33.68
FIRE	Winnie, Todd J	05/28/2021	8.00	\$277.51	\$34.69



Grand Totals  
Total

324.00

\$12,497.04

Fire Dept Overtime Hours May 2021

Date: 06/15/2021

Select Department

01-220

Start Date

4/24/2021

End Date

5/21/2021

Employment Profile - Effective Date

Effective as of 06/15/2021

Home Department Description	Payroll Name	Date	Overtime Hours
FIRE	Beck, Mark E	4/25/2021	6.75
FIRE	Beck, Mark E	5/1/2021	1
FIRE	Beck, Mark E	5/11/2021	7.5
FIRE	Beck, Mark E	5/19/2021	4
Totals for Payroll Name Beck, Mark E			
Total			19.25
FIRE	Bullard, Zachary J	4/30/2021	1
FIRE	Bullard, Zachary J	5/10/2021	2
FIRE	Bullard, Zachary J	5/15/2021	2
FIRE	Bullard, Zachary J	5/19/2021	4
Totals for Payroll Name Bullard, Zachary J			
Total			9
FIRE	Burdick, David	4/27/2021	5
FIRE	Burdick, David	4/30/2021	1.5
FIRE	Burdick, David	5/21/2021	1.5
Totals for Payroll Name Burdick, David			
Total			8

FIRE	Cunningham, Chad	4/29/2021	24
FIRE	Cunningham, Chad	5/18/2021	4.25
Totals for Payroll Name Cunningham, Chad			
Total			28.25

FIRE	Drall, Daniel C	4/28/2021	3.25
FIRE	Drall, Daniel C	5/10/2021	2
FIRE	Drall, Daniel C	5/11/2021	3
FIRE	Drall, Daniel C	5/19/2021	5
Totals for Payroll Name Drall, Daniel C			
Total			13.25

FIRE	ElIwanger, Adam A	4/30/2021	2
FIRE	ElIwanger, Adam A	5/1/2021	1.5
FIRE	ElIwanger, Adam A	5/11/2021	2
FIRE	ElIwanger, Adam A	5/18/2021	2
FIRE	ElIwanger, Adam A	5/20/2021	3
FIRE	ElIwanger, Adam A	5/21/2021	2.5
Totals for Payroll Name ElIwanger, Adam A			
Total			13

FIRE	Erber, Joseph D	5/7/2021	3
FIRE	Erber, Joseph D	5/12/2021	3
FIRE	Erber, Joseph D	5/19/2021	4
Totals for Payroll Name Erber, Joseph D			
Total			10

FIRE	Fox, Kevin W	5/19/2021	4
Totals for Payroll Name Fox, Kevin W			
Total			4

FIRE	Gunsteen, Robert J	5/5/2021	5.5
FIRE	Gunsteen, Robert J	5/7/2021	3.5
FIRE	Gunsteen, Robert J	5/11/2021	2
FIRE	Gunsteen, Robert J	5/19/2021	4
Totals for Payroll Name Gunsteen, Robert J			
Total			15

FIRE	Hendrickson, Jacob C	5/11/2021	9
Totals for Payroll Name Hendrickson, Jacob C			
Total			9

FIRE	Herman, Ronald D	5/18/2021	3.25
Totals for Payroll Name Herman, Ronald D			
Total			3.25

FIRE	Kriebs, James J	4/24/2021	3
Totals for Payroll Name Kriebs, James J			
Total			3

FIRE	Letourneau, Christopher R	5/19/2021	4
Totals for Payroll Name Letourneau, Christopher R			
Total			4

FIRE	Loudenbeck, Matthew F	5/11/2021	2
FIRE	Loudenbeck, Matthew F	5/20/2021	2
Totals for Payroll Name Loudenbeck, Matthew F			
Total			4

FIRE	Mead, Stephen C	4/28/2021	3.25
FIRE	Mead, Stephen C	5/7/2021	3.5
FIRE	Mead, Stephen C	5/10/2021	2

FIRE	Mead, Stephen C	5/11/2021	2
FIRE	Mead, Stephen C	5/19/2021	2
Totals for Payroll Name Mead, Stephen C			
Total			12.75

FIRE	Pavlatos, Gregory R	4/24/2021	3
FIRE	Pavlatos, Gregory R	5/12/2021	3
FIRE	Pavlatos, Gregory R	5/13/2021	4.75
FIRE	Pavlatos, Gregory R	5/19/2021	4
Totals for Payroll Name Pavlatos, Gregory R			
Total			14.75

FIRE	Pihl, Aaron R	5/19/2021	2
Totals for Payroll Name Pihl, Aaron R			
Total			2

FIRE	Schadle, Shawn W	4/24/2021	24
FIRE	Schadle, Shawn W	4/27/2021	2
FIRE	Schadle, Shawn W	4/30/2021	3.5
FIRE	Schadle, Shawn W	5/1/2021	1.5
FIRE	Schadle, Shawn W	5/5/2021	2
FIRE	Schadle, Shawn W	5/7/2021	3
FIRE	Schadle, Shawn W	5/11/2021	2
FIRE	Schadle, Shawn W	5/14/2021	2
FIRE	Schadle, Shawn W	5/20/2021	2
Totals for Payroll Name Schadle, Shawn W			
Total			42

FIRE	Swanson, Jason	5/9/2021	2
FIRE	Swanson, Jason	5/19/2021	4.5
Totals for Payroll Name Swanson, Jason			
Total			6.5

FIRE	Tangye, Travis N	4/24/2021	6.75
FIRE	Tangye, Travis N	5/18/2021	2.5
Totals for Payroll Name Tangye, Travis N			
Total			9.25

FIRE	Thornton, Nicolas J	4/24/2021	6.5
FIRE	Thornton, Nicolas J	5/11/2021	3
Totals for Payroll Name Thornton, Nicolas J			
Total			9.5

FIRE	Trujillo, Adrian	4/26/2021	7
FIRE	Trujillo, Adrian	4/30/2021	7
FIRE	Trujillo, Adrian	5/3/2021	7
FIRE	Trujillo, Adrian	5/5/2021	7
FIRE	Trujillo, Adrian	5/11/2021	2
FIRE	Trujillo, Adrian	5/12/2021	7
FIRE	Trujillo, Adrian	5/17/2021	7
FIRE	Trujillo, Adrian	5/21/2021	5.25
Totals for Payroll Name Trujillo, Adrian			
Total			49.25

FIRE	Vandenbroek, Troy Abraham	4/30/2021	1
FIRE	Vandenbroek, Troy Abraham	5/7/2021	3
FIRE	Vandenbroek, Troy Abraham	5/14/2021	4
FIRE	Vandenbroek, Troy Abraham	5/19/2021	4
Totals for Payroll Name Vandenbroek, Troy Abraham			
Total			12

FIRE	Vaughan, Jeffery C	5/1/2021	1
FIRE	Vaughan, Jeffery C	5/13/2021	2
Totals for Payroll Name Vaughan, Jeffery C			

Total

3

FIRE

Williams, Glenn F

5/1/2021

1

FIRE

Williams, Glenn F

5/19/2021

2

Totals for Payroll Name Williams, Glenn F

Total

3

FIRE

Winnie, Todd J

4/24/2021

6.5

FIRE

Winnie, Todd J

4/28/2021

2.5

FIRE

Winnie, Todd J

5/10/2021

2

FIRE

Winnie, Todd J

5/15/2021

2

FIRE

Winnie, Todd J

5/19/2021

4

Totals for Payroll Name Winnie, Todd J

Total

17

Grand Totals

Total

324

# BELVIDERE

## Community Development Department Planning Department

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

### May 2021 Monthly Report

Number	Project	Description	Processed
<b>Belvidere Projects</b>			
2	Cases: May	425 Beloit Road, SU	4/12/2021
		City of Belvidere, TA	4/13/2021
2	Cases: June	817 N. State Street, RZ	4/26/2021
		817 N. State Street, SU	4/26/2021
0	Annexation		
0	Temporary Uses	None	
1	Site Plans (New/Revised)	115 W. Locust Street	5/26/2021
0	Final Inspection	None	
0	Downtown Overlay Review	None	
4	<b>Prepared Zoning Verification Letters</b>	1005 North Avenue (East half)	5/6/2021
		1005 North Avenue (West half)	5/6/2021
		1320-1322 Carolyn Court	5/27/2021
		1326-1328 Carolyn Court	5/27/2021
0	<b>Issued Address Letters</b>		
	Belvidere Historic Preservation Commission	Staff continues to work with potential applicants for the property maintenance grant. The Commission decided on the recipients of the 2021 Awards Program. Staff along with Commission members welcomed representatives of the US Route 20 Associational and Zero to Epic to Belvidere.	
	Heritage Days	Continued working with partnering organizations on potential activities. Staff has reached out to potential sponsors. Staff began collecting vendor forms.	
	Hometown Christmas Buchanan Street Strolls	None Staff continues to reach out to vendors and respond to questions from the public and potential sponsors.	
<b>Poplar Grove Projects</b>			
0	Cases: May	None	
2	Cases: June	Village of Poplar Grove, TA Concorde Crossing, VA	3/19/2021



## Planning Monthly Report Cont.

0 Issued Address Letters None  
0 Prepared Zoning Verification Letters None

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

0 Recorder's Office  
0 Other Department  
0 General Public

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 and boards

Prepare deposits and purchase orders for bill payments

\*\*\* Staff continued to communicate with recipients of the downtown façade grant

\*\*\* Staff continues to reach out to the public to fill the vacancies on the Historic

Preservation Commission and the Planning and Zoning Commission



# City of Belvidere

## Building Department Revenues

May 2021



Total Permits Issued	134	
Total Value of Construction		\$1,328,011.00
Building Fees	134	\$15,044.00
Electric Permit Fees	15	\$732.50
Plumbing Permit Fees	0	\$0.00
HVAC Permit Fees	4	\$275.00
Insulation Permit Fees	1	\$20.00
Plan Review Fees	4	\$1,106.00
Zoning Review Fees	71	\$805.00
Fire Dept Review Fees	1	\$96.00
Sign Permit Fees	4	\$190.00
Fence Permit Fees	24	\$720.00
SW, DW, & GR Fees	32	\$1,927.50
Reinspection/Misc	0	\$0.00
Total Permit Income		\$20,916.00
Enterprize Zone Discount	3	\$3,907.25
Total Permit Fees		\$24,823.25
<b>Break Down of Commercial vs. Residential Income</b>		
Commercial / Industrial Income	21	\$7,380.00
Residential Income	113	\$13,536.00
		<b>Value</b>
Multi Family	0	\$0.00
Single Family Residence	0	\$0.00
Commercial / Industrial	21	\$629,019.00
Other Residential	113	\$698,992.00

May 2021 Building Permits Report

Permit#	Date	Street #	dir	Street Name	Zone	Value	Construction type	Building Fee	Electric Fee	Pump/B	HVAC Fee	NAS Fee	Reelview Fee	Zoning Fee	FD Reur	Sign Fee	fence Fee	SWROW Fee	Amount Paid	EZ Discount	Total fee	Total Deposit
2021-0336	4/30/21	1220		North Ave	SR6	\$3,000.00	drive	\$25.00						\$10.00				\$60.00	\$95.00		\$95.00	\$95.00
2021-0336	4/30/21	1510		Willowbrook	SR4	\$3,000.00	fence	\$25.00						\$10.00			\$30.00	\$60.00	\$65.00		\$65.00	\$65.00
2021-0338	4/30/21	1908		Wycliffe St	SR6	\$7,000.00	rear-off reeol	\$140.00						\$10.00				\$120.00	\$140.00		\$140.00	\$140.00
2021-0332	4/30/21	2018		Francis St	SR6	\$5,000.00	pool deck	\$110.00						\$10.00				\$60.00	\$120.00		\$120.00	\$120.00
2021-0339	4/30/21	426	W	Jackson St	SR6	\$5,000.00	drive & city walk	\$25.00						\$10.00				\$60.00	\$95.00		\$95.00	\$95.00
2021-0333	4/30/21	1403		Watts Way	SR4	\$4,000.00	patio doors	\$95.00											\$95.00		\$95.00	\$95.00
2021-0342	4/30/21	1912		Wycliffe St	SR4	\$8,400.00	rear-off reeol	\$155.00								\$35.00			\$155.00		\$155.00	\$155.00
2021-0322	4/30/21	2141	N	State St	GB	\$500.00	sign	\$25.00									\$10.00	\$60.00	\$85.00		\$85.00	\$85.00
2021-0343	4/30/21	345		Baxter Dr	SR6	\$8,500.00	fence	\$25.00						\$10.00			\$30.00	\$60.00	\$65.00		\$65.00	\$65.00
2021-0313	5/3/21	2022		Bldgwater Dr	SR4	\$3,500.00	drive	\$25.00						\$10.00				\$60.00	\$95.00		\$95.00	\$95.00
2021-0344	5/3/21	1516		11th Ave	SR6	\$6,600.00	wldng	\$140.00										\$140.00	\$140.00		\$140.00	\$140.00
2021-0340	5/3/21	609	W	Lincoln Ave	SR6	\$1,800.00	wldng repair	\$65.00										\$60.00	\$65.00		\$65.00	\$65.00
2021-0349	5/4/21	620		Fremont St	SR6	\$3,970.00	drive w approach	\$25.00						\$10.00				\$60.00	\$95.00		\$95.00	\$95.00
2021-0345	5/4/21	470		Wild Flower Dr	MRLB	\$7,500.00	rear-off reeol	\$155.00											\$155.00		\$155.00	\$155.00
2021-0356	5/4/21	611		Gardner St	SR6	\$2,000.00	roof repair	\$65.00											\$65.00		\$65.00	\$65.00
2021-0354	5/4/21	523	W	8th St	SR6	\$3,271.00	drive	\$25.00						\$25.00				\$60.00	\$110.00		\$110.00	\$110.00
2021-0351	5/4/21	301	N	State St	CB	\$5,907.00	sidewalk approach	\$25.00						\$10.00				\$60.00	\$95.00		\$95.00	\$95.00
2021-0364	5/4/21	190		Baxter Dr	SR6	\$4,600.00	drive	\$25.00						\$10.00				\$60.00	\$95.00		\$95.00	\$95.00
2021-0357	5/4/21	725		Pearl St	SR6	\$40,000.00	renovation	\$635.00	\$185.00		\$150.00	\$20.00	\$10.00					\$60.00	\$1,016.00		\$1,016.00	\$1,016.00
2021-0363	5/5/21	909	E	2nd St	SR6	\$4,950.00	rear-off reeol	\$110.00						\$10.00				\$60.00	\$95.00		\$95.00	\$95.00
2021-0368	5/5/21	204	E	Harrison St	SR6	\$10,600.00	drive & patch	\$25.00						\$10.00				\$60.00	\$95.00		\$95.00	\$95.00
2021-0371	5/5/21	1416	S	State St	SR6	\$5,300.00	drive	\$25.00						\$10.00				\$60.00	\$95.00		\$95.00	\$95.00
2021-0372	5/5/21	504		Rhythm King Rd	SR4	\$8,400.00	rear-off reeol	\$170.00										\$60.00	\$170.00		\$170.00	\$170.00
2021-0360	5/5/21	2001		Southwick Ln	SR4	\$28,966.00	windows	\$455.00						\$10.00				\$60.00	\$455.00		\$455.00	\$455.00
2021-0376	5/5/21	3007		Popple Dr	SR4	\$7,000.00	deck	\$160.00						\$25.00				\$60.00	\$150.00		\$150.00	\$150.00
2021-0375	5/5/21	884		Benvidere Rd	PB	\$3,412.00	sign	\$25.00						\$25.00				\$60.00	\$85.00		\$85.00	\$85.00
2021-0377	5/5/21	6550		Reyton Dr	PI	\$1,000.00	sign	\$25.00						\$25.00				\$60.00	\$110.00		\$110.00	\$110.00
2021-0378	5/5/21	207		Taylor Ridge	SR4	\$4,000.00	brick patio	\$45.00						\$10.00				\$60.00	\$95.00		\$95.00	\$95.00
2021-0366	5/5/21	1021		Indian Dancer Tr	SR4	\$4,200.00	patio	\$25.00						\$10.00				\$60.00	\$95.00		\$95.00	\$95.00
2021-0384	5/5/21	1427		14th Ave	SR6	\$4,676.00	drive w approach	\$25.00						\$10.00				\$60.00	\$95.00		\$95.00	\$95.00
2021-0383	5/5/21	621		Ruth Ct	SR6	\$1,300.00	fence	\$25.00						\$10.00				\$60.00	\$95.00		\$95.00	\$95.00
2021-0385	5/5/21	919		Kishwaukee Ave	SR6	\$5,000.00	drive	\$25.00						\$10.00				\$60.00	\$95.00		\$95.00	\$95.00
2021-0381	5/5/21	707	E	Madison St	SR6	\$8,800.00	rear-off reeol	\$170.00										\$60.00	\$170.00		\$170.00	\$170.00

May 2021 Building Permits Report

Permit#	Date	Street #	dir	Street Name	Zone	Value	Construction Type	Building Fee	Electric Fee	Plumb	HVAC Fee	INS Fee	Review Fee	Zoning Fee	FD Revo	Sign Fee	Fence Fee	SW&DW Fee	Amount Paid	EZ Discount	Total fee	Total Deposit
2021-0386	5/7/21	1217		Peterson Plwy	SR6	\$6,000.00	rear-off reroof	\$126.00											\$126.00		\$126.00	\$126.00
2021-0370	5/7/21	3033		Hiddingreen Dr	SR4	\$7,200.00	rear-off reroof	\$155.00						\$10.00					\$165.00		\$165.00	\$165.00
2021-0337	5/7/21	2038		National Sewing Ave	SR4	\$7,000.00	pool	\$140.00		\$30.00									\$170.00		\$170.00	\$170.00
2021-0382	5/7/21	522		Gaynor St	SR6	\$5,756.00	doors	\$125.00											\$125.00		\$125.00	\$125.00
2021-0389	5/7/21	226		Lynne Ln	SR6	\$4,500.00	deck	\$105.00						\$10.00					\$115.00		\$115.00	\$115.00
2021-0390	5/7/21	1829		9th Ave	SR6	\$4,500.00	patio	\$110.00						\$10.00					\$120.00		\$120.00	\$120.00
2021-0348	5/7/21	431		Franklin St	SR6	\$10,200.00	rear-off reroof	\$200.00											\$200.00		\$200.00	\$200.00
2021-0388	5/7/21	730	W	Bonne St	SR6	\$300.00	fence	\$25.00						\$10.00			\$90.00		\$35.00		\$35.00	\$35.00
2021-0347	5/10/21	1445		Whiting Blvd	SR6	\$3,000.00	sidng garage	\$80.00											\$80.00		\$80.00	\$80.00
2021-0391	5/10/21	415		Wedgewood	SR6	\$7,200.00	rear-off reroof	\$155.00											\$155.00		\$155.00	\$155.00
2021-0358	5/19/21	101		Waverly Way	SR6	\$7,800.00	rear-off reroof	\$155.00											\$155.00		\$155.00	\$155.00
2021-0367	5/19/21	704		Merrill Dr	SR6	\$8,050.00	rear-off reroof	\$155.00											\$155.00		\$155.00	\$155.00
2021-0324	5/19/21	639	W	6th St	SR6	\$800.00	fence	\$25.00											\$25.00		\$25.00	\$25.00
2021-0366	5/11/21	006		Bethany Dr	SR4	\$3,500.00	pool	\$95.00											\$95.00		\$95.00	\$95.00
2021-0396	5/11/21	316		Bester Dr	SR6	\$4,000.00	fence & ret wall	\$75.00											\$75.00		\$75.00	\$75.00
2021-0395	5/11/21	1731	W	Boone St	SR6	\$1,500.00	sidng garage	\$65.00											\$65.00		\$65.00	\$65.00
2021-0398	5/11/21	816		Logan Ave	SR6	\$3,000.00	drive	\$25.00						\$10.00					\$35.00		\$35.00	\$35.00
2021-0397	5/11/21	268		Riverview Ln	SR6	\$5,000.00	drive	\$25.00						\$10.00					\$35.00		\$35.00	\$35.00
2021-0401	5/12/21	921	N	Main St	SR6	\$2,000.00	drive ext	\$25.00						\$10.00					\$35.00		\$35.00	\$35.00
2021-0410	5/12/21	222		Fox Ln	NRBL	\$7,500.00	replace walk	\$25.00											\$25.00		\$25.00	\$25.00
2021-0404	5/12/21	421		Revel Ave	SR4	\$600.00	rear-off reroof	\$25.00											\$25.00		\$25.00	\$25.00
2021-0408	5/12/21	411		Streamwood Ln	SR4	\$5,999.00	knice windows	\$125.00						\$10.00			\$30.00		\$155.00		\$155.00	\$155.00
2021-0387	5/13/21	2513		Ridgeline Dr	SR4	\$5,000.00	pool	\$110.00											\$110.00		\$110.00	\$110.00
2021-0416	5/13/21	397-603		Southtowne Dr	MRBS	\$16,700.00	rear-off reroof condos	\$312.00											\$312.00		\$312.00	\$312.00
2021-0417	5/13/21	613-619		Southtowne Dr	MRBS	\$16,700.00	rear-off reroof condos	\$312.00											\$312.00		\$312.00	\$312.00
2021-0418	5/13/21	621-627		Southtowne Dr	MRBS	\$16,700.00	rear-off reroof condos	\$312.00											\$312.00		\$312.00	\$312.00
2021-0407	5/13/21	915	E	Pleasant St	GI	\$18,400.00	TPO roof	\$514.50											\$514.50		\$514.50	\$514.50
2021-0406	5/13/21	1104		Warren Ave	SR6	\$7,200.00	drive	\$25.00						\$10.00				\$60.00		\$25.00		\$25.00
2021-0394	5/14/21	1339		Burnett Dr	SR6	\$1,800.00	fence	\$45.00											\$45.00		\$45.00	\$45.00
2021-0428	5/14/21	5474		Water Bend Dr	SR4	\$8,100.00	rear-off reroof	\$170.00											\$170.00		\$170.00	\$170.00
2021-0432	5/14/21	818		Fox Ln	NRBL	\$7,500.00	rear-off reroof	\$155.00											\$155.00		\$155.00	\$155.00
2021-0405	5/14/21	4100		Heartstone Ln	SR4	\$3,000.00	pool	\$80.00		\$30.00									\$110.00		\$110.00	\$110.00

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Permit#	Date	Street #	dir	Street Name	Zone	Dist.	Value	Construction Type	Building Fee	Electric Fee	Plumbg Fee	HVAC Fee	INS Fee	Review Fee	Zoning Fee	FD Revw	Sign Fee	fence Fee	SWRDW Fee	Amount Paid	EZ Discount	Total fee	Total Deposit
2021-0414	5/14/21	317		Rosevelt St	SR6		\$3,600.00	tear-off/renov	\$95.00											\$95.00		\$95.00	\$95.00
2021-0423	5/14/21	1503		Maple Ave	SR6		\$1,800.00	fence	\$25.00						\$10.00			\$30.00		\$65.00		\$65.00	\$65.00
2021-0437	5/14/21	2625		Winfield Ln	SR6		\$6,999.00	tear-off/renov	\$140.00											\$140.00		\$140.00	\$140.00
2021-0433	5/14/21	1219		Wycliffe St	SR4		\$1,000.00	patio door	\$65.00											\$65.00		\$65.00	\$65.00
2021-0419	5/17/21	628-635		Southtowne dr	MRBS		\$16,700.00	tear-off/renov	\$312.00											\$312.00		\$312.00	\$312.00
2021-0420	5/17/21	637-643		Southtowne Dr	MRBS		\$16,700.00	tear-off/renov	\$312.00											\$312.00		\$312.00	\$312.00
2021-0421	5/17/21	648-651		Southtowne Dr	MRBS		\$16,700.00	tear-off/renov	\$312.00											\$312.00		\$312.00	\$312.00
2021-0440	5/17/21	639	W	Boone St	SR6		\$3,000.00	elect upgr	\$25.00		\$30.00									\$115.00		\$115.00	\$115.00
2021-0409	5/17/21	2121		Bridgewater Dr	SR4		\$1,000.00	fence	\$25.00						\$10.00			\$30.00		\$65.00		\$65.00	\$65.00
2021-0439	5/17/21	303		Van Buren	SR6		\$5,875.00	fence	\$25.00						\$10.00			\$30.00		\$65.00		\$65.00	\$65.00
2021-0441	5/17/21	1108	S	State St	SR6		\$800.00	fence	\$25.00						\$10.00			\$30.00		\$65.00		\$65.00	\$65.00
2021-0427	5/17/21	710	E	Jackson St	SR6		\$2,000.00	pool & fence	\$65.00						\$10.00			\$30.00		\$135.00		\$135.00	\$135.00
2021-0446	5/18/21	1022	W	SR St	SR6		\$10,000.00	plumbing	\$25.00											\$25.00		\$25.00	\$25.00
2021-0379	5/18/21	624		Blaine St	SR6		\$3,112.00	doors	\$80.00											\$80.00		\$80.00	\$80.00
2021-0452	5/18/21	305	W	Jackson St	SR6		\$1,500.00	sidng repair	\$65.00											\$65.00		\$65.00	\$65.00
2021-0448	5/18/21	125	W	Harrison St	SR4		\$9,575.00	patio walk	\$25.00						\$10.00					\$95.00		\$95.00	\$95.00
2021-0450	5/18/21	1415		Hepler Ln	SR4		\$6,000.00	patio	\$25.00						\$10.00					\$95.00		\$95.00	\$95.00
2021-0451	5/18/21	1504		Bliss St	SR4		\$6,000.00	patio	\$25.00						\$10.00					\$95.00		\$95.00	\$95.00
2021-0447	5/18/21	1751		Dunetfield Dr	SR4		\$5,800.00	tear-off/renov	\$125.00											\$125.00		\$125.00	\$125.00
2021-0453	5/18/21	2031		Meyers St	SR4		\$10,944.00	solar panels	\$25.00						\$10.00					\$95.00		\$95.00	\$95.00
2021-0449	5/18/21	1522	S	State St	SR6		\$1,200.00	replace patio & pvc walk	\$25.00						\$10.00					\$95.00		\$95.00	\$95.00
2021-0457	5/19/21	505		Riverbend Rd	SR3		\$10,500.00	tear-off/renov	\$200.00											\$200.00		\$200.00	\$200.00
2021-0464	5/19/21	1725	S	State St	SR4		\$11,000.00	new sidewalks	\$25.00											\$25.00		\$25.00	\$25.00
2021-0454	5/19/21	701		Calgary Way	SR4		\$9,000.00	dining	\$25.00						\$10.00					\$95.00		\$95.00	\$95.00
2021-0422	5/19/21	324		Boons Ave	SR6		\$10,500.00	tear-off/renov	\$200.00											\$200.00		\$200.00	\$200.00
2021-0462	5/19/21	2123		Wynwood Dr	SR6		\$9,100.00	tear-off/renov	\$170.00											\$170.00		\$170.00	\$170.00
2021-0435	5/19/21	1946		Gateway Cir Dr	SR6		\$4,000.00	sign	\$25.00						\$25.00					\$25.00		\$25.00	\$25.00
2021-0463	5/19/21	130	E	9th St	SR6		\$2,000.00	fence	\$25.00						\$10.00					\$60.00		\$60.00	\$60.00
2021-0470	5/20/21	1505		Conlin Ct	SR4		\$8,700.00	tear-off/renov	\$170.00											\$170.00		\$170.00	\$170.00
2021-0426	5/20/21	1104		Rishwaukee Ave	SR6		\$2,000.00	pool	\$65.00						\$10.00					\$105.00		\$105.00	\$105.00
2021-0456	5/20/21	2274		Gateway Cir Dr	SR6		\$200.00	temp sign	\$25.00						\$25.00					\$110.00		\$110.00	\$110.00
2021-0476	5/20/21	322	W	5th St	SR6		\$3,000.00	tear-off/renov	\$80.00											\$80.00		\$80.00	\$80.00
2021-0469	5/20/21	402	E	Hurlbut Ave	SR6		\$2,000.00	sidewalk & appp	\$35.00						\$10.00					\$95.00		\$95.00	\$95.00

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Permit#	Date	Street #	dir	Street Name	Zone	Value	Construction type	building fee	Electric Fee	Plumbing Fee	HVAC Fee	INS Fee	Review Fee	Zoning Fee	FD Revw	Sign Fee	fence Fee	SWADW Fee	Amount Paid	EZ Discount	Total fee	Total Deposit
2021-0445	5/20/21	1760		Parkside Dr	S84	\$5,000.00	fence	\$25.00						\$10.00			\$90.00		\$65.00		\$65.00	\$65.00
2021-0477	5/20/21	1322	S	State St	S86	\$2,000.00	sidling garage	\$65.00											\$65.00		\$65.00	\$65.00
2021-0484	5/24/21	316		Bester Dr	S86	\$1,000.00	gas installation	\$25.00			\$60.00								\$85.00		\$85.00	\$85.00
2021-0485	5/24/21	2600	E	Farrington Ct	S84	\$4,000.00	patio & pbg pad	\$25.00						\$10.00			\$60.00		\$95.00		\$95.00	\$95.00
2021-0481	5/24/21	1906		Oldbrook Dr	S86	\$1,800.00	fence	\$25.00						\$10.00			\$80.00		\$65.00		\$65.00	\$65.00
2021-0482	5/24/21	1023		Casswell St	S86	\$7,000.00	sliding fence	\$140.00											\$140.00		\$140.00	\$140.00
2021-0482	5/24/21	1023		Casswell St	S86	\$2,000.00	fence	\$25.00						\$10.00			\$30.00		\$65.00		\$65.00	\$65.00
2021-0230	5/21/21	907		Union Ave	S86	\$2,000.00	windows	\$80.00											\$80.00		\$80.00	\$80.00
2021-0413	5/21/21	1205		Grover St	S86	\$2,454.00	windows	\$80.00											\$80.00		\$80.00	\$80.00
2021-0413	5/21/21	534	E	Lincoln Ave	S86	\$1,775.00	windows	\$65.00											\$65.00		\$65.00	\$65.00
2021-0413	5/21/21	1007	E	Madison St	S86	\$6,000.00	tear-off renoof	\$125.00											\$125.00		\$125.00	\$125.00
2021-0479	5/21/21	1007		Madison St	S86	\$2,000.00	patio	\$25.00						\$10.00			\$60.00		\$95.00		\$95.00	\$95.00
2021-0443	5/21/21	1305		Willowbrook Dr	S86	\$4,000.00	open sun room	\$150.00						\$10.00			\$60.00		\$170.00		\$170.00	\$170.00
2021-0455	5/21/21	215	W	Madison St	S86	\$7,600.00	drive	\$75.00						\$10.00			\$60.00		\$95.00		\$95.00	\$95.00
2021-0491	5/24/21	420	W	Jackson St	S86	\$7,600.00	drive	\$75.00						\$10.00			\$60.00		\$95.00		\$95.00	\$95.00
2021-0489	5/24/21	415		Buchanan St	S86	\$6,500.00	fence	\$75.00						\$10.00			\$30.00		\$65.00		\$65.00	\$65.00
2021-0488	5/24/21	1470		Willowbrook	S84	\$1,500.00	fence	\$25.00						\$10.00			\$30.00		\$65.00		\$65.00	\$65.00
2021-0493	5/25/21	801		Pearl St	S86	\$2,675.00	tear-off renoof	\$80.00											\$80.00		\$80.00	\$80.00
2021-0492	5/25/21	1108	S	Main St	S86	\$1,887.00	fence	\$25.00						\$10.00			\$30.00		\$65.00		\$65.00	\$65.00
2021-0490	5/25/21	1179		Cedline Ct	S84	\$8,700.00	tear-off renoof	\$170.00											\$170.00		\$170.00	\$170.00
2021-0486	5/25/21	2729	E	Fairfield Tr	S84	\$32,325.00	solar panels	\$25.00											\$25.00		\$25.00	\$25.00
2021-0436	5/25/21	2418	E	Fairfield Tr	S84	\$18,118.00	solar panels	\$25.00											\$25.00		\$25.00	\$25.00
2021-0504	5/25/21	220		Beecon Dr	S86	\$17,100.00	solar panels	\$25.00											\$25.00		\$25.00	\$25.00
2021-0498	5/25/21	902		Nancy Ln	S86	\$8,100.00	tear-off renoof	\$170.00											\$170.00		\$170.00	\$170.00
2021-0502	5/25/21	662		Red Deer Tr	S86	\$16,500.00	tear-off renoof	\$155.00											\$155.00		\$155.00	\$155.00
2021-0483	5/25/21	911		Garfield Ave	S86	\$4,500.00	drive, sv appr	\$25.00											\$25.00		\$25.00	\$25.00
2021-0501	5/25/21	1313	S	State St	S84	\$14,855.00	fence	\$25.00						\$10.00			\$80.00		\$65.00		\$65.00	\$65.00
2021-0497	5/25/21	5565		River Run Pkwy	S84	\$250,000.00	silc & truck unload area	\$1,382.50			\$30.00			\$12.50			\$42.50		\$2,328.50		\$2,328.50	\$2,328.50
2021-0247	5/25/21	915	E	Pheasant St	GI	\$126,000.00	new glycol HVAC unit	\$740.00						\$12.50			\$60.00		\$1,160.00		\$1,160.25	\$2,200.25
2021-0403	5/25/21	915	E	Pheasant St	GI	\$126,000.00	new glycol HVAC unit	\$740.00						\$12.50			\$60.00		\$1,160.00		\$1,160.25	\$2,200.25
2021-0373	5/25/21	1631		Cedarvale	S86	\$8,750.00	DW w appr	\$25.00						\$10.00			\$60.00		\$95.00		\$95.00	\$95.00
2021-0500	5/26/21	430	W	Lincoln Ave	S86	\$3,000.00	garage roof	\$80.00											\$80.00		\$80.00	\$80.00
2021-0496	5/26/21	127		Club Ct	MREB	\$10,900.00	tear-off renoof	\$200.00											\$200.00		\$200.00	\$200.00
2021-0471	5/26/21	546		Warren Ave	S86	\$1,500.00	fence	\$25.00						\$10.00			\$30.00		\$65.00		\$65.00	\$65.00
2021-0519	5/27/21	1313	W	6th St	S86	\$3,000.00	tear-off renoof back	\$80.00											\$80.00		\$80.00	\$80.00

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Permit#	Date	Street #	dir	Street Name	Zone	Value	Construction Type	Building Fee	Electric Fee	Plumbing fee	HVAC Fee	INS Fee	Review Fee	Zoning Fee	FD New	Sign Fee	fence Fee	SWBDW Fee	Amount Paid	EZ Discount	Total fee	Total Deposit
2021-0507	5/27/21	621		Elmwood Dr	SR6	\$5,000.00	fence	\$25.00						\$10.00			\$30.00		\$65.00		\$65.00	\$65.00
2021-0505	5/27/21	908		St Croix Ln	SR6	\$1,500.00	back-patio	\$25.00						\$10.00			\$720.00	\$60.00	\$95.00		\$3,907.25	\$24,823.25
-134						\$1,328,012.00		\$15,044.00	\$732.50	\$0.00	\$275.00	\$20.00	\$1,106.00	\$805.00	\$96.00	\$190.00	\$720.00	\$1,977.50	\$20,916.00		\$24,823.25	\$20,916.00

Residential Permits May 2021

Permit #	Date	Address	Dir	Street Name	ZONE	Value	Construction	BLDG	Electric	Plumbg	HVAC	INSL	Review	Zoning	Fence	SW&DW	Total Fee	Total Deposit
2021-0457	5/19/21	506		Riverbend Rd	SR3	\$10,500.00	tear-off reroof	\$200.00						\$10.00	\$30.00		\$200.00	\$200.00
2021-0326	4/30/21	1510		Willowbrook	SR4	\$3,000.00	fence	\$25.00						\$10.00	\$30.00		\$65.00	\$65.00
2021-0333	4/30/21	1403		Watts Way	SR4	\$4,000.00	patio doors	\$95.00									\$95.00	\$95.00
2021-0342	4/30/21	1912		Wycliffe St	SR4	\$8,400.00	tear-off reroof	\$155.00									\$155.00	\$155.00
2021-0313	5/3/21	2022		Bridgewater Dr	SR4	\$3,500.00	drive	\$25.00						\$10.00	\$60.00	\$60.00	\$95.00	\$95.00
2021-0360	5/5/21	2001		Southwick Ln	SR4	\$28,066.00	windows	\$455.00									\$455.00	\$455.00
2021-0372	5/5/21	504		Rhythm King Rd	SR4	\$8,400.00	tear-off reroof	\$170.00									\$170.00	\$170.00
2021-0376	5/5/21	3067		Popple Dr	SR4	\$7,000.00	deck	\$140.00						\$10.00	\$60.00	\$60.00	\$95.00	\$95.00
2021-0366	5/6/21	1021		Indian Dance Tr	SR4	\$4,200.00	patio	\$25.00						\$10.00	\$60.00	\$60.00	\$95.00	\$95.00
2021-0378	5/6/21	207		Taylor Ridge	SR4	\$4,000.00	brick patio	\$25.00						\$10.00	\$60.00	\$60.00	\$95.00	\$95.00
2021-0377	5/7/21	2038		National Sewing Ave	SR4	\$7,000.00	pool	\$140.00						\$10.00	\$60.00	\$60.00	\$180.00	\$180.00
2021-0370	5/7/21	3033		Hiddengreen Dr	SR4	\$7,200.00	tear-off reroof	\$155.00						\$10.00	\$60.00	\$60.00	\$105.00	\$105.00
2021-0286	5/11/21	606		Bethany Dr	SR4	\$3,500.00	pool	\$95.00						\$10.00	\$30.00	\$30.00	\$65.00	\$65.00
2021-0404	5/12/21	421		Royal Ave	SR4	\$600.00	fence	\$25.00						\$10.00	\$30.00	\$30.00	\$65.00	\$65.00
2021-0408	5/12/21	411		Streamwood Ln	SR4	\$5,969.00	windows	\$125.00						\$10.00	\$30.00	\$30.00	\$125.00	\$125.00
2021-0387	5/13/21	2513		Ridgefield Dr	SR4	\$5,000.00	pool	\$110.00						\$10.00	\$30.00	\$30.00	\$180.00	\$180.00
2021-0405	5/14/21	4100		Hearthstone Ln	SR4	\$3,000.00	pool	\$80.00						\$10.00	\$30.00	\$30.00	\$120.00	\$120.00
2021-0428	5/14/21	5474		Waters Bend Dr	SR4	\$8,100.00	tear-off reroof	\$170.00									\$170.00	\$170.00
2021-0433	5/14/21	1919		Wycliffe St	SR4	\$1,000.00	patio door	\$65.00									\$65.00	\$65.00
2021-0447	5/17/21	1751		Bridgewater Dr	SR4	\$1,000.00	fence	\$25.00						\$10.00	\$30.00	\$30.00	\$65.00	\$65.00
2021-0447	5/18/21	1415		Darvestfield Dr	SR4	\$5,800.00	tear-off reroof	\$125.00									\$125.00	\$125.00
2021-0450	5/18/21	1751		Helper Ln	SR4	\$9,575.00	patio, walk	\$25.00						\$10.00	\$60.00	\$60.00	\$95.00	\$95.00
2021-0451	5/18/21	1504		Bills St	SR4	\$6,000.00	patio	\$25.00						\$10.00	\$30.00	\$30.00	\$75.00	\$75.00
2021-0453	5/18/21	2031		Meyers St	SR4	\$10,944.00	solar panels	\$25.00						\$10.00	\$60.00	\$60.00	\$95.00	\$95.00
2021-0454	5/19/21	701		Calgary Way	SR4	\$9,000.00	drive	\$25.00						\$10.00	\$60.00	\$60.00	\$95.00	\$95.00
2021-0470	5/20/21	1505		Parkside Dr	SR4	\$5,000.00	fence	\$25.00						\$10.00	\$30.00	\$30.00	\$65.00	\$65.00
2021-0485	5/24/21	2600		Farmingington Ct	SR4	\$4,000.00	tear-off reroof	\$170.00						\$10.00	\$60.00	\$60.00	\$170.00	\$170.00
2021-0488	5/24/21	1470		Willowbrook	SR4	\$1,500.00	patio & p/g pad	\$25.00						\$10.00	\$30.00	\$30.00	\$95.00	\$95.00
2021-0436	5/25/21	2418		Fairfield Tr	SR4	\$18,118.00	solar panels	\$25.00						\$10.00	\$60.00	\$60.00	\$65.00	\$65.00
2021-0486	5/25/21	2729	E	Fairfield Tr	SR4	\$32,252.00	solar panels	\$25.00						\$10.00	\$60.00	\$60.00	\$75.00	\$75.00
2021-0490	5/25/21	1179		Conlin Ct	SR4	\$8,700.00	tear-off reroof	\$170.00						\$10.00	\$60.00	\$60.00	\$170.00	\$170.00
2021-0497	5/25/21	5555		River Run Pkwy	SR4	\$14,855.00	fence	\$35.00						\$10.00	\$30.00	\$30.00	\$65.00	\$65.00
2021-0332	4/30/21	2618		Francis St	SR6	\$5,000.00	pool deck	\$110.00						\$10.00	\$60.00	\$60.00	\$95.00	\$95.00
2021-0316	4/30/21	1200		North Ave	SR6	\$3,000.00	drive	\$25.00						\$10.00	\$30.00	\$30.00	\$95.00	\$95.00
2021-0338	4/30/21	1908		Wycliffe St	SR6	\$7,000.00	tear-off reroof	\$140.00						\$10.00	\$60.00	\$60.00	\$140.00	\$140.00
2021-0319	4/30/21	426	W	Jackson St	SR6	\$5,000.00	drive & city walk	\$25.00						\$10.00	\$30.00	\$30.00	\$95.00	\$95.00
2021-0343	4/30/21	325		Bester Dr	SR6	\$8,500.00	fence	\$25.00						\$10.00	\$60.00	\$60.00	\$65.00	\$65.00
2021-0340	5/3/21	609	W	Lincoln Ave	SR6	\$1,800.00	sidng repair	\$65.00						\$10.00	\$30.00	\$30.00	\$65.00	\$65.00
2021-0344	5/3/21	1516		11th Ave	SR6	\$6,600.00	sliding	\$140.00						\$10.00	\$60.00	\$60.00	\$140.00	\$140.00
2021-0349	5/4/21	620		Fremont St	SR6	\$3,970.00	drive w approach	\$25.00						\$10.00	\$60.00	\$60.00	\$95.00	\$95.00
2021-0354	5/4/21	523	W	8th St	SR6	\$3,271.00	drive	\$25.00						\$10.00	\$60.00	\$60.00	\$95.00	\$95.00
2021-0356	5/4/21	611		Gardner St	SR6	\$2,000.00	roof repair	\$65.00						\$10.00	\$60.00	\$60.00	\$65.00	\$65.00
2021-0357	5/4/21	725		Pearl St	SR6	\$40,000.00	renovation	\$635.00						\$10.00	\$1,016.00	\$1,016.00	\$1,016.00	\$1,016.00
2021-0364	5/4/21	190		Bester Dr	SR6	\$4,800.00	drive	\$25.00						\$10.00	\$60.00	\$60.00	\$95.00	\$95.00
2021-0363	5/5/21	909	E	2nd St	SR6	\$4,950.00	tear-off reroof	\$110.00						\$10.00	\$60.00	\$60.00	\$110.00	\$110.00
2021-0368	5/5/21	204	E	Harrison St	SR6	\$10,400.00	drive & porch	\$25.00						\$10.00	\$60.00	\$60.00	\$95.00	\$95.00
2021-0371	5/5/21	1416	S	State St	SR6	\$5,200.00	drive	\$25.00						\$10.00	\$60.00	\$60.00	\$95.00	\$95.00
2021-0381	5/6/21	707	E	Madison St	SR6	\$8,800.00	tear-off reroof	\$170.00						\$10.00	\$30.00	\$30.00	\$170.00	\$170.00
2021-0383	5/6/21	622		Ruth Ct	SR6	\$1,300.00	fence	\$25.00						\$10.00	\$60.00	\$60.00	\$65.00	\$65.00
2021-0384	5/6/21	1427		14th Ave	SR6	\$4,676.00	drive w approach	\$25.00						\$10.00	\$60.00	\$60.00	\$95.00	\$95.00
2021-0385	5/6/21	919		Kilhwaukee Ave	SR6	\$5,000.00	drive	\$25.00						\$10.00	\$60.00	\$60.00	\$95.00	\$95.00
2021-0348	5/7/21	431		Franklin St	SR6	\$10,200.00	tear-off reroof	\$200.00						\$10.00	\$60.00	\$60.00	\$200.00	\$200.00
2021-0382	5/7/21	522		Gaynor St	SR6	\$5,756.00	doors	\$125.00						\$10.00	\$60.00	\$60.00	\$125.00	\$125.00
2021-0386	5/7/21	1217		Pertsons Pkwy	SR6	\$6,000.00	tear-off reroof	\$125.00						\$10.00	\$60.00	\$60.00	\$125.00	\$125.00
2021-0388	5/7/21	730	W	Boone St	SR6	\$300.00	fence	\$25.00						\$10.00	\$30.00	\$30.00	\$65.00	\$65.00
2021-0389	5/7/21	226		Lyme Ln	SR6	\$4,500.00	deck	\$105.00						\$10.00	\$60.00	\$60.00	\$115.00	\$115.00



Residential Permits May 2021

Permit #	Date	Address	Dir	Street Name	ZONE	Value	Construction	BLDG	Electric	Plumbg	HVAC	INSL	Review	Zoning	Fence	SW&DW	Total Fee	Total Deposit	
2021-0390	5/17/21	1829		9th Ave	SR6	\$4,500.00	gazabo	\$110.00						\$10.00	\$300.00		\$120.00	\$120.00	
2021-0324	5/10/21	639	W	6th St	SR6	\$800.00	Fence	\$25.00						\$10.00	\$300.00		\$65.00	\$65.00	
2021-0347	5/10/21	1445		Whitney Blvd	SR6	\$3,000.00	sidng garage	\$80.00									\$80.00	\$80.00	
2021-0358	5/10/21	101		Waverly Way	SR6	\$7,800.00	rear-off reroof	\$155.00									\$155.00	\$155.00	
2021-0367	5/10/21	704		Marrell Dr	SR6	\$8,050.00	rear-off reroof	\$155.00									\$155.00	\$155.00	
2021-0391	5/10/21	415		Wedgewood	SR6	\$7,500.00	rear-off reroof	\$155.00									\$155.00	\$155.00	
2021-0395	5/11/21	1731		Fox Field Dr	SR6	\$3,000.00	drive	\$25.00						\$10.00	\$300.00	\$60.00	\$95.00	\$95.00	
2021-0396	5/11/21	316		Blester Dr	SR6	\$4,000.00	fence & ret wall	\$25.00						\$10.00	\$300.00	\$60.00	\$95.00	\$95.00	
2021-0397	5/11/21	268		Riverview Ln	SR6	\$7,000.00	drive ext	\$25.00						\$10.00	\$300.00	\$60.00	\$95.00	\$95.00	
2021-0402	5/11/21	509	W	Boone St	SR6	\$1,500.00	sidng garage	\$65.00						\$10.00	\$300.00	\$60.00	\$95.00	\$95.00	
2021-0406	5/13/21	921	N	Main St	SR6	\$2,300.00	replace walk	\$25.00						\$10.00	\$300.00	\$60.00	\$95.00	\$95.00	
2021-0394	5/14/21	1939		Warren Ave	SR6	\$7,200.00	drive	\$25.00						\$10.00	\$300.00	\$60.00	\$95.00	\$95.00	
2021-0414	5/14/21	317		Roosevelt St	SR6	\$3,600.00	rear-off reroof	\$25.00						\$10.00	\$300.00	\$60.00	\$95.00	\$95.00	
2021-0423	5/14/21	1503		Maple Ave	SR6	\$1,800.00	fence	\$25.00						\$10.00	\$300.00	\$60.00	\$95.00	\$95.00	
2021-0437	5/14/21	2625		Wynfield Ln	SR6	\$6,999.00	rear-off reroof	\$140.00						\$10.00	\$300.00	\$135.00	\$140.00	\$140.00	
2021-0427	5/17/21	710	E	Jackson St	SR6	\$2,000.00	pool & fence	\$65.00	\$30.00					\$10.00	\$300.00	\$65.00	\$65.00	\$65.00	
2021-0439	5/17/21	303		Van Buren	SR6	\$5,875.00	fence	\$25.00						\$10.00	\$300.00	\$115.00	\$115.00	\$115.00	
2021-0440	5/17/21	639	W	Boone St	SR6	\$3,000.00	elect upgr	\$35.00	\$90.00					\$10.00	\$300.00	\$65.00	\$65.00	\$65.00	
2021-0441	5/17/21	1108	S	State St	SR6	\$800.00	fence	\$25.00						\$10.00	\$300.00	\$80.00	\$80.00	\$80.00	
2021-0379	5/18/21	624		Blaine St	SR6	\$3,112.00	doors	\$80.00						\$10.00	\$300.00	\$25.00	\$25.00	\$25.00	
2021-0446	5/18/21	1022	W	5th St	SR6	\$10,000.00	plumbing	\$25.00						\$10.00	\$300.00	\$35.00	\$35.00	\$35.00	
2021-0448	5/18/21	125	W	Harrison St	SR6	\$31,000.00	new garage & dw	\$500.00	\$25.00					\$10.00	\$300.00	\$95.00	\$95.00	\$95.00	
2021-0449	5/18/21	1522	S	State St	SR6	\$1,200.00	replace patio & pvt walk	\$35.00						\$10.00	\$300.00	\$60.00	\$60.00	\$60.00	
2021-0452	5/18/21	305	W	Jackson St	SR6	\$1,500.00	sidng repair	\$65.00									\$65.00	\$65.00	
2021-0422	5/19/21	324		Bonus Ave	SR6	\$10,500.00	rear-off reroof	\$200.00									\$200.00	\$200.00	
2021-0462	5/19/21	2123		Wynwood Dr	SR6	\$8,100.00	rear-off reroof	\$170.00									\$170.00	\$170.00	
2021-0463	5/19/21	130	E	9th St	SR6	\$2,000.00	fence	\$25.00									\$65.00	\$65.00	
2021-0426	5/20/21	1104		Kiswaukee Ave	SR6	\$2,000.00	pool	\$65.00	\$30.00					\$10.00	\$300.00	\$105.00	\$105.00	\$105.00	
2021-0469	5/20/21	402	E	Hurlbut Ave	SR6	\$2,000.00	sidewalk & appr	\$25.00						\$10.00	\$300.00	\$60.00	\$60.00	\$60.00	
2021-0476	5/20/21	322	W	5th St	SR6	\$3,000.00	rear-off reroof	\$80.00									\$80.00	\$80.00	
2021-0477	5/20/21	1522	S	State St	SR6	\$2,000.00	sidng garage	\$65.00									\$65.00	\$65.00	
2021-0230	5/21/21	907		Union Ave	SR6	\$2,000.00	fence	\$35.00						\$10.00	\$300.00	\$80.00	\$80.00	\$80.00	
2021-0412	5/21/21	1205		Grover St	SR6	\$2,454.00	windows	\$80.00									\$80.00	\$80.00	
2021-0413	5/21/21	334	E	Lincoln Ave	SR6	\$1,775.00	windows	\$65.00									\$65.00	\$65.00	
2021-0479	5/21/21	1505		Willowbrook Dr	SR6	\$2,500.00	patio	\$25.00						\$10.00	\$300.00	\$60.00	\$95.00	\$95.00	
2021-0455	5/21/21	215	W	Madison St	SR6	\$4,000.00	open sun room	\$150.00									\$170.00	\$170.00	
2021-0481	5/24/21	1906	E	Madison St	SR6	\$6,000.00	rear-off reroof	\$125.00									\$125.00	\$125.00	
2021-0482	5/24/21	1023		Oakbrook Dr	SR6	\$1,800.00	fence	\$25.00						\$10.00	\$300.00	\$65.00	\$65.00	\$65.00	
2021-0484	5/24/21	316		Caswell St	SR6	\$7,000.00	sidng	\$140.00									\$140.00	\$140.00	
2021-0489	5/24/21	415		Blester Dr	SR6	\$1,000.00	g3s installation	\$25.00			\$60.00						\$85.00	\$85.00	
2021-0491	5/24/21	415		Buchanan St	SR6	\$6,500.00	fence	\$65.00						\$10.00	\$300.00	\$65.00	\$65.00	\$65.00	
2021-0483	5/25/21	1631	W	Jackson St	SR6	\$7,600.00	drive	\$25.00						\$10.00	\$300.00	\$60.00	\$99.00	\$99.00	
2021-0492	5/25/21	911		Cedarvale	SR6	\$8,750.00	DW w appr	\$25.00						\$10.00	\$300.00	\$95.00	\$95.00	\$95.00	
2021-0493	5/25/21	801		Garfield Ave	SR6	\$8,033.00	rear-off reroof	\$155.00									\$155.00	\$155.00	
2021-0498	5/25/21	902		Main St	SR6	\$1,867.00	fence	\$25.00						\$10.00	\$300.00	\$65.00	\$65.00	\$65.00	
2021-0501	5/25/21	1313	S	Pearl St	SR6	\$2,675.00	rear-off reroof	\$80.00									\$80.00	\$80.00	
2021-0502	5/25/21	662		Nancis Ln	SR6	\$8,100.00	rear-off reroof	\$25.00						\$10.00	\$300.00	\$95.00	\$95.00	\$95.00	
2021-0504	5/25/21	220		State St	SR6	\$4,500.00	drive, sw appr	\$25.00									\$60.00	\$60.00	
2021-0471	5/26/21	546		Red Deer Tr	SR6	\$16,500.00	rear-off reroof	\$290.00									\$290.00	\$290.00	
2021-0504	5/26/21	220		Beacon Dr	SR6	\$17,100.00	solrar panels	\$35.00	\$50.00								\$75.00	\$75.00	
2021-0500	5/26/21	430	W	Warren Ave	SR6	\$1,500.00	fence	\$25.00						\$10.00	\$300.00	\$80.00	\$80.00	\$80.00	
2021-0506	5/26/21	908		Lincoln Ave	SR6	\$3,000.00	garage roof	\$80.00						\$10.00	\$300.00	\$60.00	\$95.00	\$95.00	
2021-0507	5/27/21	621		St Croix Ln	SR6	\$1,500.00	brick patio	\$25.00						\$10.00	\$300.00	\$65.00	\$65.00	\$65.00	
2021-0519	5/27/21	1313	W	Elmwood Dr	SR6	\$5,000.00	fence	\$25.00									\$80.00	\$80.00	
				6th St	SR6	\$3,000.00	rear-off reroof back	\$80.00										\$80.00	\$80.00

113 \$698,992.00 \$9,670.00 \$650.00 \$0.00 \$210.00 \$20.00 \$26.00 \$620.00 \$720.00 \$1,620.00 \$13,536.00 \$13,536.00

Permit	Date	#	Dir	Street Name	Zone	Value	Construction	Building	Electric	Plumbing	HVAC	INSL	Review	Zong	FD Reuv	Sign	Fence	SW&DW	Paid	Discount	Total Fee	Total Dep
2021-0351	5/4/21	301	N	State St	CB	\$5,907.00	sidewalk approach	\$25.00						\$25.00		\$35.00		\$60.00	\$110.00		\$110.00	\$110.00
2021-0322	4/30/21	2341	N	State St	GB	\$500.00	sign	\$25.00						\$25.00		\$35.00		\$60.00	\$85.00		\$85.00	\$85.00
2021-0164	5/19/21	1725	S	State St	GB	\$11,000.00	new sidewalk	\$25.00						\$25.00		\$35.00		\$60.00	\$110.00		\$110.00	\$110.00
2021-0407	5/13/21	915	E	Pleasant St	GI	\$36,400.00	TPO roof	\$514.50						\$514.50		\$514.50		\$514.50	\$514.50		\$514.50	\$514.50
2021-0477	5/25/21	915	E	Pleasant St	GI	\$250,000.00	100 & truck unload area	\$1,381.50	\$35.00					\$12.50	\$96.00	\$42.50		\$42.50	\$2,232.50	\$2,232.50	\$4,561.00	\$2,232.50
2021-0409	5/25/21	915	E	Pleasant St	GI	\$326,000.00	new dycol HVAC units	\$740.00	\$32.50				\$730.00	\$12.50	\$96.00		\$42.50	\$1,160.00	\$1,160.25	\$1,160.25	\$2,330.25	\$1,160.00
2021-0345	5/4/21	470	E	Wild Flower Dr	MBRL	\$7,500.00	tear-off renoif	\$155.00						\$155.00		\$155.00		\$155.00	\$155.00		\$155.00	\$155.00
2021-0410	5/12/21	222		Fox Ln	MBRL	\$7,500.00	tear-off renoif	\$155.00						\$155.00		\$155.00		\$155.00	\$155.00		\$155.00	\$155.00
2021-0432	5/14/21	818		Fox Ln	MBRL	\$1,500.00	tear-off renoif	\$155.00						\$155.00		\$155.00		\$155.00	\$155.00		\$155.00	\$155.00
2021-0496	5/26/21	127		Club Ct	MBRL	\$10,000.00	tear-off renoif	\$200.00						\$200.00		\$200.00		\$200.00	\$200.00		\$200.00	\$200.00
2021-0416	5/11/21	597-603		Southwome Dr	MBRS	\$16,700.00	tear-off renoif condos	\$312.00						\$312.00		\$312.00		\$312.00	\$312.00		\$312.00	\$312.00
2021-0417	5/19/21	613-619		Southwome Dr	MBRS	\$16,700.00	tear-off renoif condos	\$312.00						\$312.00		\$312.00		\$312.00	\$312.00		\$312.00	\$312.00
2021-0418	5/11/21	621-627		Southwome Dr	MBRS	\$16,700.00	tear-off renoif condos	\$312.00						\$312.00		\$312.00		\$312.00	\$312.00		\$312.00	\$312.00
2021-0419	5/17/21	629-635		Southwome dr	MBRS	\$16,700.00	tear-off renoif	\$312.00						\$312.00		\$312.00		\$312.00	\$312.00		\$312.00	\$312.00
2021-0420	5/17/21	637-643		Southwome Dr	MBRS	\$16,700.00	tear-off renoif	\$312.00						\$312.00		\$312.00		\$312.00	\$312.00		\$312.00	\$312.00
2021-0421	5/17/21	645-651		Southwome Dr	MBRS	\$16,700.00	tear-off renoif	\$312.00						\$312.00		\$312.00		\$312.00	\$312.00		\$312.00	\$312.00
2021-0398	5/11/21	816		Leggin Ave	NB	\$5,000.00	drive	\$25.00						\$10.00		\$35.00		\$60.00	\$85.00		\$85.00	\$85.00
2021-0375	5/19/21	884		Beaudre Rd	PB	\$3,412.00	sign	\$25.00						\$25.00		\$35.00		\$60.00	\$85.00		\$85.00	\$85.00
2021-0435	5/20/21	1846		Gateway Cir Dr	PB	\$4,000.00	sign	\$25.00						\$25.00		\$35.00		\$60.00	\$85.00		\$85.00	\$85.00
2021-0456	5/20/21	2274		Gateway Cir Dr	PB	\$4,000.00	temp sign	\$25.00						\$25.00		\$35.00		\$60.00	\$85.00		\$85.00	\$85.00
2021-0372	5/6/21	6550		Revon Dr	PI	\$1,000.00	sign	\$25.00						\$25.00		\$35.00		\$60.00	\$85.00		\$85.00	\$85.00
<b>21</b>						<b>\$629,019.00</b>		<b>\$5,374.00</b>	<b>\$82.50</b>	<b>\$0.00</b>	<b>\$65.00</b>	<b>\$0.00</b>	<b>\$1,080.00</b>	<b>\$185.00</b>	<b>\$96.00</b>	<b>\$190.00</b>	<b>\$0.00</b>	<b>\$307.50</b>	<b>\$7,380.00</b>	<b>\$3,907.25</b>	<b>\$11,287.25</b>	<b>\$7,380.00</b>

Enterprise Zone Discount Report May 2021

Permit #	Date	NO	DIR	STREET	ZONE	Value	Construction	Building	Electric	Plumbing	HVAC	INSU	REWW	Zong	FD	Sign	Fence	SW&DW	Paid	EZ Discount	Total Fee	Total Dep
2021-0407	5/13/21	915	E	Phasanti St	GI	\$86,400.00	TPU roof	\$514.50	\$35.00		\$40.00		\$730.00	\$12.50	\$96.00			\$42.50	\$514.50	\$514.50	\$1,029.00	\$514.50
2021-0417	5/25/21	915	E	Phasanti St	GI	\$350,000.00	silos & truck unload area	\$1,382.50											\$2,328.50	\$2,328.50	\$4,961.00	\$2,328.50
2021-0403	5/25/21	915	E	Phasanti St	GI	\$126,000.00	new elevated HVAC unit	\$700.00	\$22.50		\$5.00		\$50.00	\$12.50				\$42.50	\$1,160.00	\$1,160.25	\$2,320.25	\$1,160.00
<b>3</b>						<b>\$464,400.00</b>		<b>\$2,637.00</b>	<b>\$57.50</b>	<b>\$0.00</b>	<b>\$65.00</b>	<b>\$0.00</b>	<b>\$1,080.00</b>	<b>\$25.00</b>	<b>\$96.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$42.50</b>	<b>\$1,861.00</b>	<b>\$3,907.25</b>	<b>\$7,930.25</b>	<b>\$1,861.00</b>

May 2021 Building Department Deposit Report

DATE	BUILDG	ELECT	PLUMBG	HVAC	INSL	REVV	ZONG	FD Revw	SIGN	FENCE	SM&DW	AMT PAID	EZ DISC	TOTAL FEE	REINSPEC T/MISC	CODE ENF	ELECTR CERT	TOTAL DEP
5/3/2021	\$625.00						\$75.00		\$35.00	\$60.00	\$120.00	\$915.00		\$915.00				\$915.00
5/4/2021	\$255.00						\$20.00				\$120.00	\$395.00		\$395.00			\$100.00	\$495.00
5/5/2021	\$1,880.00	\$185.00		\$150.00	\$20.00	\$16.00	\$110.00		\$35.00		\$300.00	\$2,696.00		\$2,696.00			\$50.00	\$2,696.00
5/6/2021	\$320.00						\$75.00		\$60.00	\$30.00	\$240.00	\$725.00		\$725.00				\$725.00
5/7/2021	\$985.00	\$30.00					\$40.00			\$30.00		\$1,085.00		\$1,085.00				\$1,085.00
5/11/2021	\$570.00						\$10.00			\$30.00		\$610.00		\$610.00			\$50.00	\$660.00
5/12/2021	\$260.00						\$50.00			\$30.00	\$180.00	\$520.00		\$520.00				\$520.00
5/13/2021	\$1,915.50	\$30.00					\$40.00			\$60.00	\$120.00	\$2,165.50	\$514.50	\$2,680.00				\$2,165.50
5/14/2021	\$755.00	\$30.00					\$30.00			\$60.00		\$875.00		\$875.00		\$200.00		\$1,075.00
5/17/2021	\$1,101.00	\$120.00					\$40.00			\$120.00		\$1,381.00		\$1,381.00				\$1,381.00
5/19/2021	\$895.00	\$75.00					\$40.00				\$180.00	\$1,190.00		\$1,190.00				\$1,190.00
5/19/2021	\$670.00	\$25.00					\$45.00			\$30.00	\$205.00	\$975.00		\$975.00				\$975.00
5/20/2021	\$455.00	\$30.00					\$55.00			\$60.00	\$60.00	\$690.00		\$690.00				\$690.00
5/24/2021	\$760.00			\$60.00		\$10.00	\$80.00			\$120.00	\$180.00	\$1,210.00		\$1,210.00		\$100.00		\$1,310.00
5/25/2021	\$3,162.50	\$207.50		\$65.00		\$1,080.00	\$65.00		\$96.00	\$60.00	\$162.50	\$4,898.50	\$3,392.75	\$8,291.25				\$4,898.50
5/26/2021	\$305.00						\$10.00			\$30.00		\$345.00		\$345.00				\$345.00
5/28/2021	\$130.00						\$20.00			\$30.00	\$60.00	\$240.00		\$240.00			\$50.00	\$290.00
	<b>\$15,044.00</b>	<b>\$732.50</b>	<b>\$0.00</b>	<b>\$275.00</b>	<b>\$20.00</b>	<b>\$1,106.00</b>	<b>\$805.00</b>	<b>\$96.00</b>	<b>\$190.00</b>	<b>\$720.00</b>	<b>\$1,927.50</b>	<b>\$20,916.00</b>	<b>\$3,907.25</b>	<b>\$24,823.25</b>	<b>\$0.00</b>	<b>\$300.00</b>	<b>\$250.00</b>	<b>\$21,466.00</b>

# Code Violation Report - May 2021

05/01/2021 - 05/31/2021

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

5/19/2021	1115 WHITNEY BLVD	Cara Whetsel	tall grass	Closed
5/20/2021	1125 N STATE ST	Cara Whetsel	tall grass & weeds	Closed
5/20/2021	322 E PLEASANT ST	Cara Whetsel	Tall grass	Closed
5/20/2021	309 LYNNE LN	Cara Whetsel	Tall grass & weeds	Closed
5/20/2021	1027 STRAWBERRY LN	Cara Whetsel	Tall grass & weeds by street sign	Closed
5/19/2021	1504 MARYLAND CT	Cara Whetsel	Tall grass & weeds	Closed
5/19/2021	2115 N STATE ST	Cara Whetsel	Tall grass & weeds	Closed
5/19/2021	2061 N STATE ST	Cara Whetsel	Tall grass & weeds	Closed
5/12/2021	Farmington Fields East	Cara Whetsel	tall grass & weeds	Closed
5/12/2021	RIVERBEND WEST	Cara Whetsel	Tall grass & weeds	Closed
5/12/2021	Deer Hills 1	Cara Whetsel	Tall grass & weeds	Closed
5/12/2021	Deer Hills 2	Cara Whetsel	tall grass	Closed
5/18/2021	451 REBECCA RD	Cara Whetsel	Tall grass	Closed
5/18/2021	1320 MARYLAND CT	Cara Whetsel	Tall grass	Closed
5/18/2021	405 APPLEWOOD LN	Cara Whetsel	Tall grass	Closed
5/12/2021	917 EAST AVE	Cara Whetsel	pool w/o permit, too close to lot line & no 48" barrier surrounding the pool	Closed
5/12/2021	902 W 12TH ST	Cara Whetsel	commercial vehicle, class "D" in driveway	Closed
5/12/2021	821 CHICAGO ST	Cara Whetsel	inoperable vehicle parked in the grass	Closed
5/11/2021	627 WHITNEY BLVD	Cara Whetsel	tall grass & inoperable vehicle parked in the grass.	Closed
5/11/2021	417 WEBSTER ST	Cara Whetsel	inoperable vehicle & garbage	Closed
5/11/2021	515 S STATE ST	Cara Whetsel	garbage (cooler filled with cement behind bldg)	Closed

5/11/2021	112 W PLEASANT ST	Cara Whetsel	tall grass & inoperable vehicle	Closed
5/10/2021	815 W 12TH ST	Cara Whetsel	tall grass	Closed
5/10/2021	815 PEARL ST	Cara Whetsel	tall grass	Closed
5/10/2021	725 PEARL ST	Cara Whetsel	Tall grass	Closed
5/10/2021	710 W 12TH ST	Cara Whetsel	Tall grass	Closed
5/10/2021	715 W 12TH ST	Cara Whetsel	Tall grass	Closed
5/10/2021	633 WHITNEY BLVD	Cara Whetsel	tall grass	Closed
5/10/2021	533 W PERRY ST	Cara Whetsel	Tall grass	Closed
5/10/2021	608 UNION AVE	Cara Whetsel	Tall grass	Closed
5/7/2021	406 BRYNWOOD LN	Cara Whetsel	Tall grass	Closed
5/7/2021	623 PEARL ST	Cara Whetsel	Tall grass and weeds	Closed
5/5/2021	710 E JACKSON ST	Cara Whetsel	Pool w/o permit & too close to lot line (right on it).	Closed
5/5/2021	305 CASWELL ST	Cara Whetsel	tall grass & old couch in the front yard.	Closed
5/5/2021	312 E PLEASANT ST	Cara Whetsel	Garbage pile in the back yard & old sink in the front yard	Closed
5/5/2021	1006 E LINCOLN AVE	Cara Whetsel	chair in ROW & tall weeds	Closed
5/5/2021	314 LYNNE LN	Cara Whetsel	Tall weeds	Closed
5/3/2021	917 EAST AVE	Cara Whetsel	old furniture in ROW	Closed

**Group Total: 38**

**Group: In Progress**

5/28/2021	518 HANCOCK ST	Cara Whetsel	tall grass & weeds	In Progress
5/27/2021	209 W PERRY ST	Cara Whetsel	tall grass & holes in the roof. Possibly racoons living in attic.	In Progress
5/27/2021	332 W MARSHALL ST	Cara Whetsel	Front porch in disrepair, broken windows, sagging roof, broken handrail, pile of brush & garbage in the front yard. Also inoperable vehicle and cars parking on grass.	In Progress

5/27/2021	407 ALLEN ST	Cara Whetsel	tall grass	In Progress
5/26/2021	1012 E MADISON ST	Cara Whetsel	inop, parking & tall grass	In Progress
5/26/2021	1004 E MADISON ST	Cara Whetsel	inoperable vehicle parked in the ROW	In Progress
5/26/2021	924 WAYNE ST	Cara Whetsel	inop vehicle parked on the grass	In Progress
5/26/2021	916 WHITNEY BLVD	Cara Whetsel	tall grass, fence in disrepair & old tires.	In Progress
5/26/2021	613 W LOCUST ST	Cara Whetsel	parking on grass & tall weeds	In Progress
5/26/2021	614 HIGHLAND ST	Cara Whetsel	no Home Occupation permit & parking over sidewalk	In Progress
5/26/2021	717 MCKINLEY AVE	Cara Whetsel	tow truck over class "D" & parking over sidewalk	In Progress
5/24/2021	OAKBROOK WOODS subdivision	Cara Whetsel	tall grass & weeds along sidewalk & in common areas	In Progress
5/21/2021	609 HIGHLAND ST	Cara Whetsel	old mattress in front yard.	In Progress
5/20/2021	316 W MENOMONIE ST	Cara Whetsel	Tall grass	In Progress
5/20/2021	1728 11TH AVE	Cara Whetsel	Tall grass	In Progress
5/20/2021	1512 CONLIN CT	Cara Whetsel	Tall grass	In Progress
5/20/2021	1105 WARREN AVE	Cara Whetsel	Tall grass	In Progress
5/20/2021	709 EAST AVE	Cara Whetsel	Tall grass	In Progress
5/20/2021	1721 11TH AVE	Cara Whetsel	Tall grass	In Progress
5/20/2021	1804 11TH AVE	Cara Whetsel	Tall grass	In Progress
5/20/2021	815 LOGAN AVE	Cara Whetsel	tall grass	In Progress
5/20/2021	626 UNION AVE	Cara Whetsel	Tall grass	In Progress
5/20/2021	313 CASWELL ST	Cara Whetsel	Tall grass	In Progress
5/20/2021	321 E LOCUST ST	Cara Whetsel	Tall grass	In Progress
5/20/2021	404 E LOCUST ST	Cara Whetsel	Tall grass	In Progress
5/20/2021	517 HIGHLAND ST	Cara Whetsel	Tall grass	In Progress
5/20/2021	216 S STATE ST	Cara Whetsel	Tall grass	In Progress
5/19/2021	417 HIGH LINE ST	Cara Whetsel	trees growing over sidewalk	In Progress
5/19/2021	2995 HIDDENGREEN DR	Cara Whetsel	garbage in the front yard	In Progress



5/19/2021	2415 WESTFIELD LN	Cara Whetsel	Tall grass & weeds	In Progress
5/18/2021	922 WHITNEY BLVD	Cara Whetsel	Tall grass	In Progress
5/12/2021	1721 7TH AVE	Cara Whetsel	tall grass & weeds & rubbish (large pile of branches behind garage)	In Progress
5/12/2021	1740 PEARL ST	Cara Whetsel	vehicles parking on grass	In Progress
5/12/2021	416 W 7TH ST	Cara Whetsel	2 mattresses	In Progress
5/12/2021	238 W HARRISON ST	Cara Whetsel	garbage, cans, & tall weeds	In Progress
5/12/2021	708 E MENOMONIE ST	Cara Whetsel	roof on garage in disrepair	In Progress
5/11/2021	319 W 7TH ST	Cara Whetsel	tall grass, garbage, inoperable vehicle & boat parked in grass.	In Progress
5/11/2021	211 E 2ND ST	Cara Whetsel	commercial truck over class 'D'. garbage and junk all over, inoperable vehicles, scrap yard.	In Progress
5/11/2021	171 S APPLETON RD	Cara Whetsel	Tall grass & temporary signs	In Progress
5/11/2021	141 S APPLETON RD	Cara Whetsel	tall grass & inoperable vehicle parked in the grass.	In Progress
5/10/2021	1302 14TH AVE	Cara Whetsel	Tall grass	In Progress
5/10/2021	1022 W 12TH ST	Cara Whetsel	Tall grass	In Progress
5/10/2021	428 W 7TH ST	Cara Whetsel	Tall Grass	In Progress
5/5/2021	206 FAIRVIEW ST	Cara Whetsel	inoperable vehicle, parking on the grass & garbage next to garage.	In Progress
5/3/2021	2710 E 6TH ST	Cara Whetsel	Commercial vehicle (class F) & parking on grass	In Progress
5/3/2021	2421 RIDGEFIELD DR	Cara Whetsel	Tall grass & weeds & broken fence	In Progress
<b>Group Total: 46</b>				

**Total Records: 84**



# 812 Bliss

Before



After





821 Chicago

Before



After





Before

**917 East Ave.  
Belvidere, IL  
5-7-21  
9:59 am**



After

**917 East Ave.  
Belvidere, IL  
5-19-21  
10:11 am**





# 2141 Wynnwood

Before



After





# 305 Caswell

Before



After

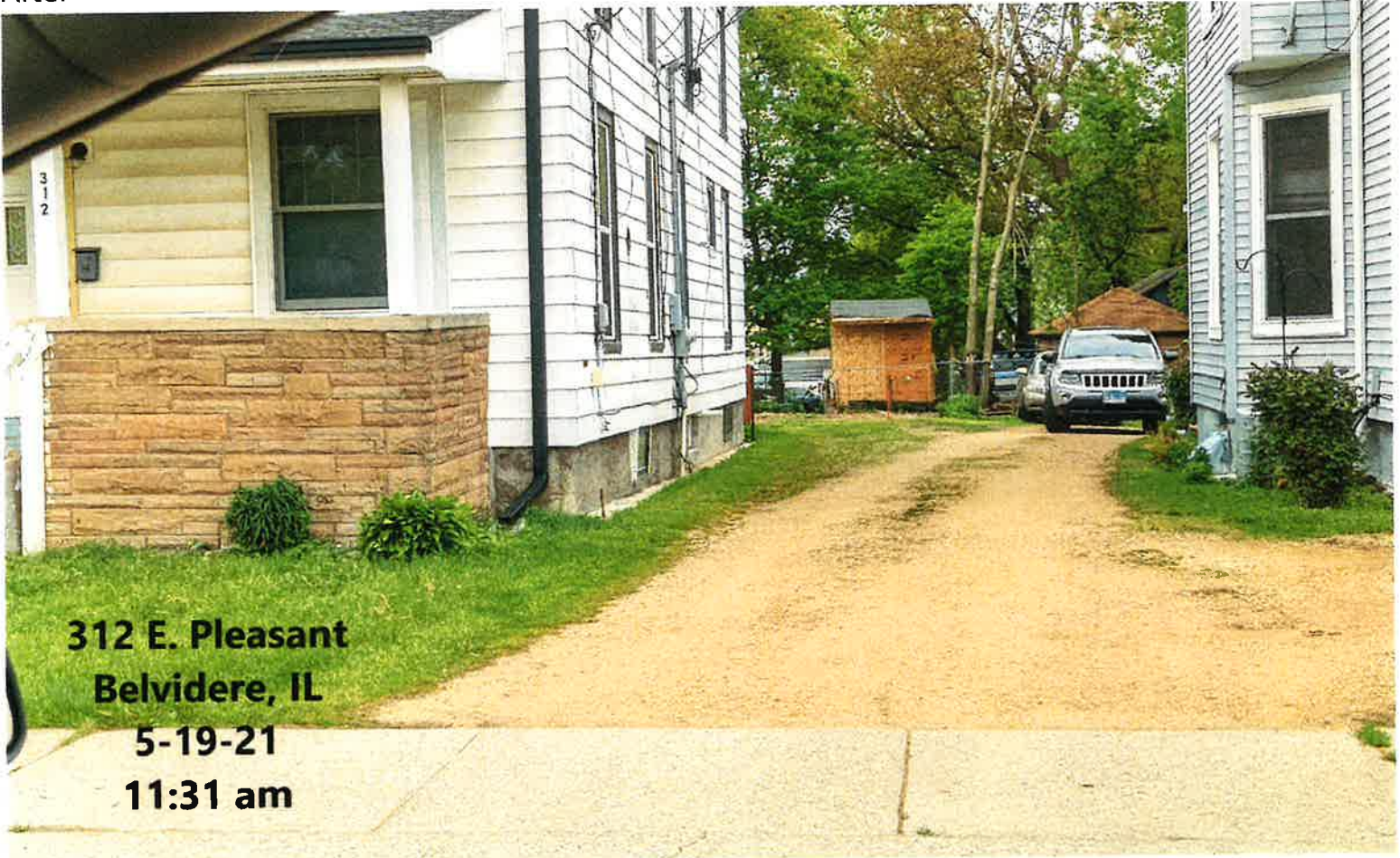




Before



After





533 W. Perry

Before



After





# 627 Whitney

Before



After





# 633 Whitney

Before



After



1302 & 1304 14<sup>th</sup> Ave.

Before



After


















# Current Open Cases

## ADVANCED SEARCH RESULTS

Select View ▾

Selected	Case Date	Property Address	Description	Re-Inspect Date	Assigned To	Status	Uploads	Edit/View
	06/02/2021	513 W 10TH ST	Contacting for an elderly neighbor who didn't want to get in a fight with the owners. Old construction material has been stacked against garage between properties for years. And also possible infestation as mice have been seen running on roof of house and heavily around the house.	06/09/2021	Cara Whetsel	In Progress		
	05/28/2021	518 HANCOCK ST	tall grass & weeds	06/04/2021	Cara Whetsel	In Progress		
	05/27/2021	209 W PERRY ST	tall grass & holes in the roof. Possibly racoons living in attic.	06/29/2021	Cara Whetsel	In Progress		
	05/27/2021	332 W MARSHALL ST	Front porch in disrepair, broken windows, sagging roof, broken handrail, pile of brush & garbage in the front yard. Also inoperable vehicle and cars parking on grass.	06/28/2021	Cara Whetsel	In Progress		
	05/27/2021	407 ALLEN ST	tall grass	06/03/2021	Cara Whetsel	In Progress		
	05/26/2021	1012 E MADISON ST	inop, parking & tall grass	06/02/2021	Cara Whetsel	In Progress		
	05/26/2021	1004 E MADISON ST	inoperable vehicle parked in the ROW	06/03/2021	Cara Whetsel	In Progress		
	05/26/2021	924 WAYNE ST	inop vehicle parked on the grass	06/03/2021	Cara Whetsel	In Progress		

Selected	Case Date	Property Address	Description	Re-Inspect Date	Assigned To	Status	Uploads	Edit/View
	05/26/2021	916 WHITNEY BLVD	tall grass, fence in disrepair & old tires.	06/07/2021	Cara Whetsel	In Progress		
	05/26/2021	613 W LOCUST ST	parking on grass & tall weeds	06/03/2021	Cara Whetsel	In Progress		
	05/26/2021	614 HIGHLAND ST	no Home Occupation permit & parking over sidewalk	06/18/2021	Cara Whetsel	In Progress		
	05/26/2021	717 MCKINLEY AVE	tow truck over class "D" & parking over sidewalk	06/03/2021	Cara Whetsel	In Progress		
	05/24/2021	OAKBROOK WOODS subdivision	tall grass & weeds along side walk & in common areas	06/01/2021	Cara Whetsel	In Progress		
	05/21/2021	609 HIGHLAND ST	old mattress in front yard.	05/29/2021	Cara Whetsel	In Progress		
	05/20/2021	316 W MENOMONIE ST	Tall grass	05/27/2021	Cara Whetsel	In Progress		
	05/20/2021	1728 11TH AVE	Tall grass	05/27/2021	Cara Whetsel	In Progress		
	05/20/2021	1512 CONLIN CT	Tall grass	05/27/2021	Cara Whetsel	In Progress		
	05/20/2021	1105 WARREN AVE	Tall grass	05/27/2021	Cara Whetsel	In Progress		
	05/20/2021	709 EAST AVE	Tall grass	05/27/2021	Cara Whetsel	In Progress		
	05/20/2021	1721 11TH AVE	Tall grass	05/27/2021	Cara Whetsel	In Progress		
	05/20/2021	1804 11TH AVE	Tall grass	05/27/2021	Cara Whetsel	In Progress		
	05/20/2021	815 LOGAN AVE	tall grass	05/30/2021	Cara Whetsel	In Progress		
	05/20/2021	626 UNION AVE	Tall grass	05/27/2021	Cara Whetsel	In Progress		
	05/20/2021	313 CASWELL ST	Tall grass	05/27/2021	Cara Whetsel	In Progress		

Selected	Case Date	Property Address	Description	Re-Inspect Date	Assigned To	Status	Uploads	Edit/View
	05/20/2021	321 E LOCUST ST	Tall grass	05/27/2021	Cara Whetsel	In Progress		
	05/20/2021	404 E LOCUST ST	Tall grass	06/07/2021	Cara Whetsel	In Progress		
	05/20/2021	517 HIGHLAND ST	Tall grass	05/27/2021	Cara Whetsel	In Progress		
	05/20/2021	216 S STATE ST	Tall grass	05/27/2021	Cara Whetsel	In Progress		
	05/19/2021	417 HIGH LINE ST	trees growing over sidewalk	05/27/2021	Cara Whetsel	In Progress		
	05/19/2021	2995 HIDDENGREEN DR	garbage in the front yard	05/27/2021	Cara Whetsel	In Progress		
	05/19/2021	2415 WESTFIELD LN	Tall grass & weeds	05/26/2021	Cara Whetsel	In Progress		
	05/18/2021	922 WHITNEY BLVD	Tall grass	05/25/2021	Cara Whetsel	In Progress		
	05/12/2021	1721 7TH AVE	tall grass & weeds & rubbish (large pile of branches behind garage)	05/24/2021	Cara Whetsel	In Progress		
	05/12/2021	1740 PEARL ST	vehicles parking on grass	05/20/2021	Cara Whetsel	In Progress		
	05/12/2021	416 W 7TH ST	2 mattresses	05/19/2021	Cara Whetsel	In Progress		
	05/12/2021	238 W HARRISON ST	garbage, cans, & tall weeds	05/19/2021	Cara Whetsel	In Progress		
	05/12/2021	708 E MENOMONIE ST	roof on garage in disrepair	06/12/2021	Cara Whetsel	In Progress		
	05/11/2021	319 W 7TH ST	tall grass, garbage, inoperable vehicle & boat parked in grass.	05/21/2021	Cara Whetsel	In Progress		
	05/11/2021	211 E 2ND ST	commercial truck over class 'D'. garbage and junk all over, inoperable vehicles, scrap yard.	06/11/2021	Cara Whetsel	In Progress		





Selected	Case Date	Property Address	Description	Re-Inspect Date	Assigned To	Status	Uploads	Edit/View
	05/11/2021	171 S APPLETON RD	Tall grass & temporary signs	05/18/2021	Cara Whetsel	In Progress		
	05/11/2021	141 S APPLETON RD	tall grass & inoperable vehicle parked in the grass.	05/21/2021	Cara Whetsel	In Progress		
	05/10/2021	1302 14TH AVE	Tall grass	05/17/2021	Cara Whetsel	In Progress		
	05/10/2021	1022 W 12TH ST	Tall grass	05/17/2021	Cara Whetsel	In Progress		
	05/10/2021	428 W 7TH ST	Tall Grass	05/17/2021	Cara Whetsel	In Progress		
	05/05/2021	206 FAIRVIEW ST	inoperable vehicle, parking on the grass & garbage next to garage.	05/21/2021	Cara Whetsel	In Progress		
	05/03/2021	2710 E 6TH ST	Commercial vehicle (class F) & parking on grass	05/11/2021	Cara Whetsel	In Progress		
	05/03/2021	2421 RIDGEFIELD DR	Tall grass & weeds & broken fence	05/11/2021	Cara Whetsel	In Progress		
	04/29/2021	418 W MENOMONIE ST	parking in grass & inoperable vehicles	05/24/2021	Cara Whetsel	In Progress		
	04/29/2021	516 W 6TH ST	scrap metal in front yard.	05/06/2021	Cara Whetsel	In Progress		
	04/29/2021	1303 UNION AVE	pool w/o permit & plugged in with an extension cord.	05/28/2021	Cara Whetsel	In Progress		
	04/28/2021	1500 W 6TH ST	pot holes all over driveway and parking areas	06/01/2021	Cara Whetsel	In Progress		
	04/28/2021	444 KING ST	holes in the siding, broken window, peeling paint all over house, window frames in disrepair	05/05/2021	Cara Whetsel	In Progress		

Selected	Case Date	Property Address	Description	Re-Inspect Date	Assigned To	Status	Uploads	Edit/View
	04/28/2021	143 KISHWAUKEE ST	outdoor storage of equipment, storage pods, commercial vehicles & "A" frame sign w/o permit	05/07/2021	Cara Whetsel	In Progress		
	04/14/2021	1121 KISHWAUKEE ST	Inoperable vehicle & 4 dogs	05/05/2021	Cara Whetsel	Ticketed		
	03/30/2021	105 W HARRISON ST	Signs still up at closed business	06/23/2021	Cara Whetsel	In Progress		
	03/29/2021	122 S STATE ST	pot holes and cracks all over parking lot & driveways.	04/30/2021	Cara Whetsel	In Progress		
	03/29/2021	1105 N STATE ST	large pot holes all over parking lot, especially near De Juan's.	04/30/2021	Cara Whetsel	In Progress		
	03/26/2021	820 WHITNEY BLVD	garbage all over exterior property, inoperable vehicles & vehicles parking on grass	05/16/2021	Cara Whetsel	Ticketed		
	03/18/2021	1115 S STATE ST	Roof on front of house in disrepair	04/23/2021	Cara Whetsel	In Progress		
	03/08/2021	417 W 8TH ST	4 inoperable vehicles, 2 boats, both on grass.	03/24/2021	Cara Whetsel	In Progress		
	03/02/2021	107 W 1ST ST	siding coming off building under boarded window.	03/11/2021	Cara Whetsel	In Progress		
	01/06/2021	320 E JACKSON ST	old shed has holes in the roof.	06/04/2021	Cara Whetsel	Ticketed		

Selected	Case Date	Property Address	Description	Re-Inspect Date	Assigned To	Status	Uploads	Edit/View
	12/07/2020	617 GARDNER ST	piles of garbage and drink cans all over the property. Bad smell of urine coming from the house. Neighbors say elderly owner is defecating in the front yard on numerous occasions.	12/17/2020	Cara Whetsel	In Progress		
	12/01/2020	927 W BOONE ST	Garbage & rubbish, vehicle parked on grass, broken window. Building structure in back of house without permit.	05/12/2021	Cara Whetsel	Ticketed		
	12/01/2020	304 W JACKSON ST	Pile of Junk and Lawn mowers behind garage.	06/21/2021	Cara Whetsel	Ticketed		
	11/18/2020	612 PEARL ST	inoperable vehicle parking in the front yard	11/25/2020	Cara Whetsel	In Progress		
	11/16/2020	216 W 1ST ST	no permit for a home oc, parking commercial over sized trucks and trailers, parking on grass & dumpster left in street.	12/19/2020	Cara Whetsel	In Progress		
	10/13/2020	1206 DALBIGNE ST	tall weeds, garbage, sign, inoperable vehicle parking in grass.	10/23/2020	Cara Whetsel	In Progress		
	09/29/2020	915 W PERRY ST	Bare wood & broken windows.	10/06/2020	Cara Whetsel	In Progress		
	09/01/2020	1016 FREMONT ST	tall weeds, noxious weeds, inoperable vehicle & broken fence. REPEAT OFFENDER	09/10/2020	Cara Whetsel	Ticketed		
	08/04/2020	226 N STATE ST	Numerous interior & exterior Property Maintenance violations	09/04/2020	Cara Whetsel	In Progress		



Selected	Case Date	Property Address	Description	Re-Inspect Date	Assigned To	Status	Uploads	Edit/View
	07/22/2020	3044 E 6TH ST	House is vacant and in foreclosure; standing water in the basement. CONDEMNED	08/23/2020	Cara Whetsel	In Progress		
	06/02/2020	123 W 6TH ST	Tall grass, inop parking in grass & garbage ABANDONED	09/09/2020	Cara Whetsel	Ticketed		
	03/30/2020	1155 W JACKSON ST	Building something on his roof, no permit visible, going on for years, lots of trash and cars.	04/23/2020	Cara Whetsel	In Progress		
	03/05/2020	704 E PLEASANT ST	inside of house is in bad shape. hoarding, garbage, animal feces... CONDEMNED	05/06/2020	Cara Whetsel	In Progress		
	02/17/2020	1214 W 4TH ST	inoperable vehicle, exterior storage in front yard, & garbage cans left by street for days.	04/10/2020	Cara Whetsel	Ticketed		
	11/27/2019	1007 LOGAN AVE	Property Maintenance - Weeds, Vehicles- inoperable and parking on grass, Trash, Gutters, Trailers and Address	12/27/2019	Craig Wilcox	In Progress		
	10/30/2019	1202 S STATE ST	garbage, outdoor storage, scrap business, parking in grass	03/06/2020	Cara Whetsel	Ticketed		
	10/08/2019	1005 MCKINLEY AVE	Vacant property - lots of over growth of underbrush and weeds, falling structures, broken doors, broken beams, a lot of dangerous rubbish - broken building materials	10/23/2019	Cara Whetsel	In Progress		

Selected	Case Date	Property Address	Description	Re-Inspect Date	Assigned To	Status	Uploads	Edit/View
	09/19/2019	226 N STATE ST	Brick & mortar at roofline in disrepair	09/26/2019	Cara Whetsel	In Progress		
	09/19/2019	615 S MAIN ST	Porches in disrepair	09/26/2019	Cara Whetsel	In Progress		
	09/19/2019	1422 WHITNEY BLVD	Trash piled in carport & broken garage door	02/27/2020	Cara Whetsel	Ticketed		

Records 1 to 82 (of 82)

1

1

# May 2021 Permits = Signs, Pools, Fences

## ADVANCED SEARCH RESULTS

Select View ▾

Selected	Permit Number	Property Address	Issued Date	Permit Type	Description	Assigned To	Primary Contractor	Status	Upload
	20210375	884 Belvidere Rd	05/05/2021	Sign	SIGN - 17 sq ft wall sign - Rosa's Slots	Cara Whetsel	CorPro Signs	Open	
	20210377	6550 Revlon Dr	05/06/2021	Sign	SIGN - 32 sq ft wall sign - Corrugated Metals	Cara Whetsel	Owner	Closed	
	20210435	1946 Gateway Center Dr.	05/19/2021	Sign	SIGN - wall sign 48 sq ft. Rosati's	Cara Whetsel	Signarama	Open	
	20210456	2274 GATEWAY CENTER DR	05/20/2021	Sign	Temporary SIGN - 25 sq ft June 1st - August 1st	Cara Whetsel	Owner	Open	
	20210426	1104 KISHWAUKEE ST	05/20/2021	Pool	POOL - 18' round, above ground	Cara Whetsel	Owner	Open	
	20210427	710 E JACKSON ST	05/17/2021	Pool	POOL - 18' round & 3.5' tall & FENCE 4' tall - chain link	Cara Whetsel	Owner	Open	
	20210405	4100 HEARTHSTONE LN	05/14/2021	Pool	POOL - 18' round, 52" tall	Cara Whetsel	Stormproof Construction LLC	Open	
	20210286	606 BETHANY DR	05/11/2021	Pool	POOL - 27' round above ground 52" tall	Cara Whetsel	Marks Backyard Oasis	Open	
	20210337	2038 NATIONAL SEWING AVE	05/06/2021	Pool	POOL - 18' round, above ground	Cara Whetsel	The Great Escape	Open	

Selected	Permit Number	Property Address	Issued Date	Permit Type	Description	Assigned To	Primary Contractor	Status	Uplo:
	20210387	2513 RIDGEFIELD DR	05/12/2021	Pool	POOL - 30' above ground & FENCE - 4' & 6' wood	Cara Whetsel	The Great Escape	Open	
	20210388	730 W BOONE ST	05/07/2021	Fence	FENCE 4' - front yard only	Cara Whetsel	Owner	Closed	
	20210394	1939 BURNETT DR	05/14/2021	Fence	Fence 4' & 6' aluminum	Cara Whetsel	Owner	Open	
	20210396	316 BIESTER DR	05/11/2021	Fence	6' wood fence & 4' retaining wall	Cara Whetsel	Owner	Open	
	20210404	421 ROYAL AVE	05/12/2021	Fence	FENCE - 6' wood	Cara Whetsel	C & G Fencing	Closed	
	20210230	907 UNION AVE	05/21/2021	Fence	FENCE - 6' wood	Cara Whetsel	Owner	Closed	
	20210324	639 W 6TH ST	05/10/2021	Fence	FENCE - 5' chain link	Cara Whetsel	Owner	Open	
	20210409	2121 BRIDGEWATER DR	05/17/2021	Fence	FENCE - 6' pvc	Cara Whetsel		Open	
	20210423	1503 MAPLE AVE	05/13/2021	Fence	Fence - 7' wood	Cara Whetsel	Owner	Open	
	20210383	622 RUTH CIR	05/06/2021	Fence	FENCE - 2 gates	Cara Whetsel	El Chingon Fence	Open	
	20210439	303 VAN BUREN ST	05/17/2021	Fence	FENCE 4' aluminum	Cara Whetsel	Arrow Fence	Open	
	20210441	1108 S STATE ST	05/17/2021	Fence	FENCE - 6' wood fence	Cara Whetsel	Owner	Open	
	20210445	1760 PARKSIDE DR	05/18/2021	Fence	FENCE - 6' wood	Cara Whetsel	Owner	Open	
	20210463	130 E. 9th St.	05/19/2021	Fence	FENCE - 6' wood	Cara Whetsel		Open	
	20210471	546 WARREN AVE	05/26/2021	Fence	FENCE - 6' wood	Cara Whetsel	Owner	Open	

Selected	Permit Number	Property Address	Issued Date	Permit Type	Description	Assigned To	Primary Contractor	Status	Uploa
	20210481	1906 OAKBROOK DR	05/24/2021	Fence	FENCE 4' chain link	Cara Whetsel	Owner	Open	
	20210488	1470 WILLOWBROOK DR	05/24/2021	Fence	FENCE - 6' wood	Cara Whetsel	Owner	Open	
	20210489	415 BUCHANAN ST	05/24/2021	Fence	FENCE - 6' wood	Cara Whetsel	Creative Fence	Open	
	20210492	1108 S MAIN ST	05/24/2021	Fence	FENCE - 6' wood	Cara Whetsel	Creative Fence	Open	
	20210497	5565 RIVER RUN PKWY	05/25/2021	Fence	FENCE - 5' aluminum	Cara Whetsel	Rockford Fence Co.	Open	
	20210507	621 ELMWOOD DR	05/27/2021	Fence	FENCE - 6' wood	Cara Whetsel	Owner	Open	

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Records 1 to 30 (of 30)

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**CITY OF BELVIDERE  
PLANNING AND ZONING COMMISSION**

**Minutes**

**Tuesday June 8, 2021  
City Council Chambers  
401 Whitney Boulevard  
6:00 pm**

**ROLL CALL**

**Members Present:**

Carl Gnewuch, Chair  
Alissa Maher  
Art Hyland  
Robert Cantrell  
Andrew Racz  
Vacancy

**Staff Present:**

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

**Members Absent:**

Paul Engelman

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

**MINUTES:** It was moved and seconded (Hyland/Racz) to approve the minutes of the May 11, 2021 meeting. The motion carried with a 5-0 roll call vote.

**PUBLIC COMMENT:** None

**UNFINISHED BUSINESS:** None

**NEW BUSINESS:**

**2021-11: Barot, 817 North State Street (MA):** Application of property owner Jingesh Barot, 817 North State Street, Belvidere, IL for a map amendment (rezoning) at 817 North State Street, Belvidere, IL 61008 from SR-6, Single-family Residential-6 District to NB, Neighborhood Business District pursuant to the Belvidere Zoning Ordinance Section 150.903 Amendment to Official Zoning Map.

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

Gina DelRose was sworn in and summarized the staff report of June 1, 2021. Ms. DelRose stated the subject property has been a gas station since at least 1956, the same year that the City of Belvidere adopted its first zoning ordinance and map. In 2009, the nearby Citgo gas station went through similar rezoning and special use remedies because that location had similar circumstances.

The applicant seeks to bring the existing Marathon gas station into compliance with current codes; he also requests the ability to add video gaming machines and anticipates the building of a small addition in the future. In order for the business to

be in compliance with current codes, the property must first be rezoned to a commercial district. A special use permit for a planned development is also needed. There is no vacant land to incorporate into the subject property, therefore, the gas pump portion of the site will remain unchanged. As a first step of the compliance process, the applicant is requesting that the subject property be rezoned to NB, Neighborhood Business District in compliance with the Comprehensive Plan. The NB district requires restricted hours of operation and stricter design guidelines which will assist any future site improvements to better complement the adjacent residential properties.

Gina DelRose stated the planning staff believes the proposed rezoning is not more intense than the other uses in the general area and the use is part of the neighborhood. Due to potential hazards, it is unlikely the subject property will be redeveloped into a residence. The restrictions of the Neighborhood Business district will limit the intensity of permitted land uses, aesthetics of new construction and the size of development. The staff recommends approval of case 2021-11.

There were no questions for the staff from commissioners or from the applicant.

Gina DelRose stated the case had been published in the Boone County Journal on May 21, 2021 and certified mailings were sent to property owners within 250 feet of the subject property on May 18, 2021.

Alderman Dan Snow asked if there had been any responses to the certified mailings sent to property owners in the surrounding neighborhood.

Gina DelRose stated there had not been responses.

The applicant stated he had no further evidence to submit.

The public hearing was closed at 6:11 p.m.

It was moved and seconded (Racz/Maher) to accept the findings of fact as presented in the staff report. The motion carried with a 5-0 roll call vote.

It was moved and seconded (Cantrell/Hyland) to recommend approval of Case 2021-11. The motion carried with a 5-0 roll call vote.

**2021-12: Barot, 817 North State Street (SU):** Application of property owner, Jingsh Barot, 817 North State Street, Belvidere, IL for a special use to permit a planned development in the NB, Neighborhood Business District (pending rezoning approval) at 817 North State Street, Belvidere, IL 61008. The planned development will allow for the following departures: Sections 150.105(C)(3)(A)(1)(D) allowing parking in the required setbacks for principal buildings, 150.105(C)(3)(A)(1)(E) allowing a flat roof instead of a pitched roof, 150.105(C)(3)(A)(1) (F) decreasing the

minimum landscape surface ratio from 40% to 10%, 150.105(C)(3)(B)(2) allowing for in-vehicle sales and service and indoor commercial entertainment land uses, 150.204(D)(8)(A) removing the required bufferyard of 0.60 opacity, 150.702(J) allowing for curb cuts with widths up to 115 feet and 150.904 Special Use Review and Approval Procedures). The planned development is being requested in order to bring the existing gas station into compliance and to allow for video gaming.

The public hearing opened at 6:12 p.m.

Gina DelRose was sworn in. Ms. DelRose stated the case was published in the Boone County Journal on May 21, 2021 and certified mailings were sent to property owners within 250 feet of the subject property on May 18, 2021. Ms. DelRose summarized the staff report dated June 2, 2021.

Gina DelRose stated the subject property is less than one half-acre in size and has been part of the Original Town of Belvidere. It was developed with a gas station sometime in the mid 1950's. The applicant is requesting a planned development to bring the existing Marathon gas station into compliance with current codes. The applicant is also requesting the ability to add video gaming machines and anticipates a small addition to the station to be built in the future. In order for the business to be in compliance with current codes, the property must first be rezoned to a commercial district; following that a special use permit for a planned development is needed. Since there is no vacant land to incorporate into the site, the gas pump portion of the site will remain unchanged. The addition of landscaped areas will be used to help control the traffic movement on-site.

The request for the planned development includes seven deviations from the Zoning Ordinance: in-vehicle sales or service (the gas station use that currently exists) and indoor commercial entertainment (video gaming), yet parking is not permitted in the required setbacks; roofs must have a pitch; 40% of the property shall be landscaped; there shall be a 0.60 opacity bufferyard adjacent to residentially zoned property and curb cuts shall not exceed 35 feet. Although a majority of deviations are already existing and not expected to change, the curb cuts will be narrowed to an extent which will increase the landscape surface ratio. The permitted hours of operation will remain the same.

Gina DelRose stated that the special use process allows the staff the opportunity to modify the site to better suit traffic patterns as well as allowing the applicant to better serve his customers. The limit on business hours already in place in the Neighborhood Business District further limits the negative impacts to the neighboring properties.

Gina DelRose listed the benefits to the planned development and stated that the section of North State Street where the subject property exists is located in an



established neighborhood; however, the area is expected to transition to business uses in time.

The staff recommends approval of case 2021-12 subject to the following conditions:

1. The Planned Development shall be developed in substantial conformance with the site plan submitted with the application unless otherwise noted.
2. The new green space areas created between the curb cuts on East Macomb Street shall be installed in accordance with a landscape plan approved by staff.
3. The greenspace area where the freestanding sign is located shall be installed in accordance with a landscape plan approved by staff.
4. Alcohol consumption is only permitted in the gaming area.
5. The gaming area shall have a wall-like barrier and only be accessible by a designated entrance.
6. Parking spaces shall be striped as 9'x18'.
7. The Planned Development is granting only the following flexible standards: In-Vehicle Sales and Service and Indoor Commercial Entertainment shall be permitted (Section 150.105(C)(3)(B)(2), parking may be permitted in the required front yard setback along the north side of the property (Section 150.105(C)(3)(A)(1)(D), the roof may remain flat (Section 150.105(C)(3)(A)(1)(E), the landscape surface ratio may be 10% instead of 40% (Section 150.105(C)(3)(A)(1)(F), the required .60 opacity bufferyard along the east property line is not required (Section 150.204(D)(8)(A) and the curb cut along North State Street can be increased to 110 feet (Section 150.702(J).
8. The Planned Development shall be in compliance with all other applicable codes and ordinances.

Gina DelRose presented the site plan included in the staff report and clarified the location of the proposed landscaped areas and curb cuts, as well as parking. The opacity of the site was also explained.

The chair invited questions from the Commission for staff.

Chair Gnewuch asked if there may be dangers involved with landscaping due to the presence of underground tanks.

Gina DelRose stated the likelihood of danger is minimal as the effect of smaller plantings do not go into the ground far enough to disrupt the tanks.

There were no further questions from the commissioners.

The applicant had no testimony to offer.

Alderman Dan Snow asked if the landscape surface ratio takes into account any further additions that will be made to the property.

Gina DelRose stated that the addition would be in areas already paved.

The public hearing closed at 6:20 p.m.

It was moved and seconded (Maher/Racz) to accept the findings of fact as presented in the staff report. The motion carried with a 5-0 roll call vote.

It was moved and seconded (Cantrell/Hyland) to recommend approval of case 2021-12 subject to the eight conditions presented in the staff report. The motion carried with a 5-0 roll call vote.

Gina DelRose stated the case would go before the City Council on June 21 for a first and silent reading, and on July 6, 2021 for a final reading and vote.

**OTHER BUSINESS:** None

**DISCUSSION:** None

**Staff Report:**

Gina DelRose stated there would be no cases before the Planning Commission in July, but that she anticipates more further into the summer. There is a vacancy on the Commission; the vacancy will be published in the Boone County Journal for the next few weeks.

Gina DelRose stated the Commission will have elections in August.

**ADJOURNMENT:**

The meeting adjourned at 6:28 p.m.

**Recorded by:**

**Reviewed by:**

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Cathy Crawford  
Administrative Assistant

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Gina DelRose  
Community Development Planner

Minutes  
Committee of the Whole  
Building, Planning, Zoning and Public Works  
June 14, 2021 6:00 p.m.

Call to Order – Mayor Clinton Morris

Aldermen Present: R. Brereton, M. Fleury, W. Frank,  
M. McGee, N. Mulhall, T. Porter, S. Prather,  
D. Snow and C. Stevens.

Alderman Absent: M. Freeman.

Director of Buildings Kip Countryman, Community Development Planner Gina DelRose, Police Deputy Chief Matt Wallace, Fire Chief Al Hyser, Public Works Director Brent Anderson, City Attorney Mike Drella and City Clerk Sarah Turnipseed.

Public Comment: Richard Wainwright spoke concerning public safety and weeds at Oakbrook Woods Plat #1 lot OLA PIN:07-02-126-001.

Public Forum: None.

Reports of Officers, Boards and Special Committees:

1. Public Works, Unfinished Business:

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

2. Public Works, New Business:

(A) Public Works - Update.

Public Works Director Brent Anderson presented an update. Discussion followed.

(B) Water Service Repair – 429 W. Madison Street.

Andy Ferguson spoke on behalf of homeowner at 429 W. Madison Street concerning a water service leak that occurred on February 8, 2021. Discussion took place concerning repair and insurance claim.

(C) Willowbrook Drive – Parking.

Discussion took place concerning vehicles parking on both sides of Willowbrook Drive between Chrysler Drive and Oakwood Drive. Motion by Ald. Snow, 2<sup>nd</sup> by Ald. Porter to post no parking on the side of the street with fire hydrants on Willowbrook Drive between Chrysler Drive and Oakwood Drive. Further discussion took place. Aye voice carried. Motion carried.

(D) TRC 2021 Annual Services – Landfill #2.

Motion by Ald. Snow, 2<sup>nd</sup> by Ald. Fleury to approve the 2021 Landfill #2 Annual Services Agreement with TRC. This work is included in the Landfill budget and paid for from account number 01-05-335-7900. Discussion took place. Roll Call Vote: 9/0 in favor. Ayes: Brereton, Fleury, Frank, McGee, Mulhall, Porter, Prather, Snow and Stevens. Nays: None. Motion carried.

(E) PVC Replacement Wells – Landfill #2.

Motion by Ald. Snow, 2<sup>nd</sup> by Ald. Prather to approve the proposal from TRC in an amount not-to-exceed \$47,700.00, for the installation of up to five/PVC monitoring wells at Belvidere Municipal Landfill #2. The cost of this work will be split 50/50 with the County and our portion will be paid from account number 01-5-335-7900. Discussion took place. Aye voice vote carried. Motion carried.

(F) Street Closure – Kegels/Jack Rose Summer Tour 21 Ride.

Motion by Ald. Snow, 2<sup>nd</sup> by Ald. Porter to approve the street closure request at Whitney/Buchanan and then just beyond Municipal Parking Lot #10 for the Kegels Summer Tour 21 Ride that will be at Jack Rose on July 8<sup>th</sup> from 6:00p.m. -9:00p.m. Discussion took place. Aye voice vote carried. Motion carried.

(G) Block Party Request – 429 W. Hurlbut Avenue.

Motion by Ald. Snow, 2<sup>nd</sup> by Ald. Fleury to approve the Block Party Request at 429 W. Hurlbut Avenue on July 10, 2021 from 2p.m.-8p.m. Discussion took place. Aye voice vote carried. Motion carried.

3. Building, Planning & Zoning, Unfinished Business: None

4. Building, Planning & Zoning, New Business:

(A) Planning & Zoning Department - Update.

Community Development Planner Gina DelRose presented an update. Discussion followed.

(B) Reappointment of Art Hyland to the Planning and Zoning Commission.

Motion by Ald. Snow, 2<sup>nd</sup> by Ald. Porter to consent to the appointment of Art Hyland to the Belvidere Planning and Zoning Commission for a five-year term, ending in May 2026. Aye voice vote carried. Motion carried.

(C) Flag Pole Requirement Options.

Motion by Ald. Fleury, 2<sup>nd</sup> by Ald. Mulhall to approve option #4 in memo dated June 8, 2021 from Community Development Planner Gina DelRose pertaining to flag pole requirements. Discussion took place. Aye voice vote carried. Motion carried.

(D) Building Department - Update.

Director of Buildings Kip Countryman presented an update. Discussion followed.

(E) Oakbrook Woods Plat #1 Lot OLA, PIN 07-02-126-001 -Maintenance.

Discussion took place concerning maintenance of Oakbrook Woods Plat #1 lot OLA PIN: 07-02-126-001.

5. Other:

(A) Amendment of Section 2-111 Committees.

Motion by Ald. Frank, 2<sup>nd</sup> by Ald. Mulhall to Amend Section 2-111 of the City of Belvidere Municipal Code to modify subsection (b)(1) to provide that there will be a building committee, a planning and zoning committee and public works committee on the second Monday of each month as set forth in the exhibit attached to Memo dated June 9, 2021 from City Attorney Mike Drella. Aye voice vote carried. Motion carried.

(B) Police – Request for Purchase of EC/IR Breathalyzer Machine.

Motion by Ald. Snow, 2<sup>nd</sup> by Ald. Prather to authorize the purchase of a new EC/IR II Breathalyzer at a cost not to exceed \$8,500.00, using funds budgeted in the FY22 Equipment Line Item #01-5-210-8200. Discussion took place concerning purchase. Aye voice vote carried. Motion carried.

(C) Police – Lateral Hire Ordinance.

Motion by Ald. Snow, 2<sup>nd</sup> by Ald. Fleury to forward to City Council an ordinance authorizing the City of Belvidere Fire and Police Commission to adopt rules expanding the eligibility of lateral police officer candidates. Discussion took place. Aye voice vote carried. Motion carried.

Motion by Ald. Mulhall, 2<sup>nd</sup> by Ald. Porter to waive the layover requirement section 2-87(g) for the Ordinance Providing for the Appointment of Lateral Hires for the City of Belvidere Police Department. Aye voice vote carried. Motion carried.

(D) Appointment of Gayle Steltenpohl to the IDA Public Library Board of Trustees.

Motion by Ald. Snow, 2<sup>nd</sup> by Ald. Porter to appoint Gayle Steltenpohl to the IDA Public Library Board of Trustees. Aye voice vote carried. Motion carried.

(E) Reappointment of Donna Donato to the IDA Public Library Board of Trustees.

Motion by Ald. Snow, 2<sup>nd</sup> Ald. Fleury to reappoint Donna Donato to the IDA Public Library Board of Trustees. Aye voice vote carried. Motion carried.

(F) Reappointment of Dawn Brooks to the IDA Public Library Board of Trustees.

Motion by Ald. Snow, 2<sup>nd</sup> by Ald. McGee to reappointment Dawn Brooks to the IDA Public Library Board of Trustees. Aye voice vote carried. Motion carried.

(G) Executive Session pursuant to Section 2(c)(5) of the open meetings act to discuss the purchase or lease of real property, including the discussion of whether a specific parcel should be acquired.

Motion by Ald. McGee, 2<sup>nd</sup> by Ald. Prather to go into executive session at 7:59p.m. to discuss the purchase or lease of real property, including the discussion of whether a specific parcel should be acquired. Roll Call Vote: 9/0 in favor. Ayes: Fleury, Frank, McGee, Mulhall, Porter, Prather, Snow, Stevens and Brereton. Nays: None. Motion carried.

Motion by Ald. Snow, 2<sup>nd</sup> by Ald. Fleury to come out of executive session at 9:07p.m. Roll Call Vote: 9/0 in favor. Ayes: Frank, McGee, Mulhall, Porter, Prather, Snow, Stevens, Brereton and Fleury. Nays: None. Motion carried.

6. Adjournment:

Motion by Ald. Snow, 2<sup>nd</sup> by Ald. McGee to adjourn meeting at 9:08p.m. Aye voice vote carried. Motion carried.

\_\_\_\_\_ Mayor

Attest: \_\_\_\_\_ City Clerk

# Memo

**To:** Mayor and City Council  
**From:** Mike Drella  
**cc:**  
**Date:** June 17, 2021  
**Re:** Ordinance 537H Flag Poles

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You will recall ordinance 537H was tabled at second reading so that it could come back to Committee for discussion regarding an amendment to modify language regarding permitted flag poles. Prior to its being tabled there had been a motion to amend which was not disposed of. The motion to amend suggested language different than what the Committee recommended at Committee.

As such, I suggest the following procedure at Council:

- 1) A motion to remove Ordinance 537H from the Table.
- 2) This will place the Ordinance in the same position at the time it was tabled which was consideration of Alderman Snow's motion to amend.
- 3) I recommend that the pending motion to amend be defeated.
- 4) After the motion to amend being defeated, I recommend a new motion to amend Ord. 537H to include a new section 4 relating to flag poles and flags as set forth in the revised ordinance attached to this memo.



**ORDINANCE # 537H**

**AN ORDINANCE AMENDING CHAPTER 150,  
ZONING ORDINANCE, OF THE MUNICIPAL CODE  
(Section 150.105(D) Institutional District, Section 150.204(C) Institutional Land Uses,  
Table 150.405(C) Permitted Intrusions into Required Yards, and Appendix C: Land Use  
Summary Chart. Specifically, the amendments are in regards to setbacks for  
institutional land uses, permitted institutional land uses and accessibility ramps.)**

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

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

**WHEREAS**, after due notice, the Planning and Zoning Commission held a public hearing to consider an amendment of the Zoning Ordinance on May 11, 2021 and has transmitted its recommendation on the matter to the City Council; and,

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

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

**Section 1.** That Section 150.105(D) Institutional District (F)(2)(E) Regulations Applicable to Residential Uses and (G)(2)(E) Regulations Applicable to Nonresidential Uses, be and is hereby amended, to read as follows:

**F. Regulations Applicable to Residential Uses**

**1. Residential Density and Intensity Requirements:**

- C. Minimum Zoning District Area: 10,000 square feet
- D. Maximum Gross Density (MGD): 4.00 du/acre
- E. Minimum Landscape Surface Ratio (LSR): 50%
- F. Maximum Accessory Structure Size:
  - Detached Garage: 288 square feet per dwelling unit
  - Attached Garage: 576 square feet per dwelling unit
  - Accessory Utility Shed: 120 square feet

**2. Residential Bulk Requirements:**

- C. Minimum Lot Area: 10,000 square feet
- B. Minimum Lot Width: 80 feet
- C. Maximum Gross Density (MGD): Up to 50 du/acre per limits of the Special Use permit.
- D. Minimum Street Frontage: 40 feet

**E. Minimum Setbacks:**

Front or Street Side Lot Line to House: 30 feet

Front or Street Side Lot Line to Attached Garage: 30 feet

Side Lot Line to House or Attached Garage: 10 feet

Total of Both Sides, Lot Lines to House/Attached Garage: 20 feet

Rear Lot Line to House or Attached Garage: 25 feet

Setback to Residential: See Section 150.204(C)

Side Lot Line to Accessory Structure: 3 feet from property line, 5 feet from alley

Rear Lot Line to Accessory Structure: 3 feet from property line, 5 feet from alley

Required Bufferyard: See §150.607 along zoning district boundary

Minimum Paved Surface Setback: 3 feet from side or rear; 10 feet from street;  
(driveways established prior to adoption date of this ordinance are exempted)

F. Minimum Dwelling Unit Separation: 20 feet

G. Maximum Height of Dwelling Unit: 35 feet, greater with a Special Use permit

H. Maximum Height of Accessory Structure: 20 feet

I. Minimum Number of Off-Street Parking Spaces Required on the Lot: See parking lot requirements per specific land use in §150.204

J. Minimum Dwelling Size: 1200 square feet, measuring no less than 24 feet by 40 feet

**G. Regulations Applicable to Nonresidential Uses**

**1. Nonresidential Intensity Requirements:**

C. Maximum Number of Floors (F): 2 or greater with Special Use approval granted per the requirements of §150.904.

D. Minimum Landscape Surface Ratio (LSR): 50%

E. Maximum Floor Area Ratio (FAR): .20

F. Minimum Lot Area (MLA): 10,000 square feet

G. Maximum Building Size (MBS): na

**2. Nonresidential Bulk Requirements:**

C. Minimum Lot Area: 10,000 sq ft

D. Minimum Lot Width: 80 feet; Minimum Street Frontage: 40 feet

**E. Minimum Setbacks:**

Building to Front or Street Side Lot Line: 30 feet

Building to Residential Side Lot Line: 10 feet

Building to Residential Rear Lot Line: 25 feet

Building to Nonresidential Side Lot Line: 10 feet

Building to Nonresidential Rear Lot Line: 25 feet

Setback to Residential: See Section 150.204(C)

Side Lot Line to Accessory Structure: 3 feet from property line, 5 feet from alley

Rear Lot Line to Accessory Structure: 3 feet from property line, 5 feet from alley

Required Bufferyard: See §150.607 along zoning district boundary

Minimum Paved Surface Setback: 5 feet from side or rear; 5 feet from street;  
(driveways established prior to adoption date of this ordinance are exempted)

- F. Minimum Building Separation: 20 feet
- G. Maximum Building Height: 35 feet, greater with Special Use permit
- H. Minimum Number of Off-Street Parking Spaces Required on the Lot: See parking lot requirements per specific land use in §150.204

**Section 2.** That Section 150.204(C) Institutional Land Uses (3)(A) Indoor Institutional (minor), be and is hereby amended, to read as follows:

**(3) Indoor Institutional (minor).** Minor indoor institutional land uses include all indoor public and not for profit recreational facilities (such as gyms, swimming pools, libraries, museums, and community centers), schools, colleges, churches, nonprofit clubs, nonprofit fraternal organizations, and similar land uses.

**A. Regulations**

1. Shall be located with primary vehicular access on a collector or arterial street.
2. Shall provide off-street passenger loading area if the majority of the users will be children (as in the case of a school, church, library, or similar land use).

**B. Parking Requirements.** Generally, one space per three expected at the maximum capacity; however, see additional specific requirements below:

**Church:** one space per five seats at the maximum capacity.

**Community or Recreation Center:** One space per 250 square feet of gross floor area, or one space per four patrons to the maximum capacity, whichever is greater, plus one space per employee on the largest work shift.

**Funeral Home:** one space per three patron seats at the maximum capacity, plus one space per employee on the largest work shift.

**Library or Museum:** one space per 250 square feet of gross floor area or one space per four seats to the maximum capacity, whichever is greater, plus one space per employee on the largest work shift.

**Elementary and Junior High:** one space per teacher/staff member, plus one space per classroom.

**Senior High:** one space per teacher/staff member, plus one space per five non-bused students.

**College or Trade School:** one space per staff member on the largest work shift, plus one space per two students of the largest class attendance period.



**Ordinance #537H**

**Page 5 of 8**

Accessory structure or use	Front yard	Req. front yard	Street yard	Req. street yard	Rear yard	Req. rear yard	Side yard	Req. side yard
Compost piles					P	P	P	P
Decks, open to the sky and 36 inches or less above the ground, encroaching up to a distance that equals the required minimum side yard setback from a lot line into a required yard	P		P		P	P	P	
Driveways for multi-family, office, commercial, and industrial purposes, encroaching up to a distance that is five feet from a lot line into a required yard	P	P	P	P	P	P	P	P
Eaves and gutters, encroaching no more than 30 inches into a required yard	P	P	P	P	P	P	P	P
Fall-out/storm shelters, attached or detached, above or below grade					P	P	P	P
Fences and walls, more than four feet in height			P		P	P	P	P
Fences and walls, four feet or less in height	P	P	P	P	P	P	P	P
Fire escapes, open to the sky, encroaching no more than eight feet into a required yard, except for a required side yard maximum encroachment of three feet	P	P	P	P	P	P	P	P
Fireplaces, no foundation, encroaching no more than 30 inches into a required yard	P	P	P	P	P	P	P	P
Garages and carports, detached	P		P		P	P	P	P
Gazebos, unenclosed, encroaching up to a distance that equals the required minimum side yard setback from a lot line into a required yard	P		P		P	P	P	
Outdoor storage on PI zoned lots					P	P		
Outdoor storage on GI zoned lots	P		P		P	P	P	P
Parking stalls/spaces, aisles, and loading berths, for multi-family, office, commercial, and industrial purposes, encroaching up to a distance that is five feet from a lot line into a required yard	P	P	P	P	P	P	P	P
Porches, porticos, covered and unenclosed, encroaching no more than 8' into a required yard, except for a required side yard maximum encroachment of three feet	P	P	P	P	P		P	P
Portico cheres	P		P		P		P	
Recreational equipment, e.g. swing sets, public use	P		P		P		P	

Accessory structure or use	Front yard	Req. front yard	Street yard	Req. street yard	Rear yard	Req. rear yard	Side yard	Req. side yard
Satellite dishes, satellite stations, freestanding, for commercial purposes	P		P		P		P	
Solar energy devices, attached or detached, encroaching no more than 30 inches into a required yard					P	P	P	P
Storage tanks and storage silos, encroaching up to a distance that is ten feet from a lot line into a required yard					P	P	P	P
Storing (stationary for 48 hours or more) of boats, campers, trailers, and recreational vehicles, on residential lots, encroaching up to a distance that is two feet from a lot line into a required yard			P		P	P	P	P
Swimming pools, hot tubs, jacuzzis, and outdoor spas, private use, encroaching up to a distance that is five feet from a lot line into a required yard			P		P	P	P	
Swimming pools, hot tubs, jacuzzis, and outdoor spas, public use	P		P		P		P	
Tennis and basketball courts, etc., private use					P	P	P	
Tennis and basketball courts, etc., public use	P		P		P		P	
Vehicle use areas for multi-family, office, commercial, and industrial purposes, encroaching up to a distance that is five feet from a lot line into a required yard	P	P	P	P	P	P	P	P
Vestibules, enclosed, encroaching no more than four feet into a required yard	P	P	P	P	P	P	P	P

*Other similar structures or uses not listed may be classified in similar structure or use categories as determined by the Zoning Administrator and are permitted within the yard(s) identified in such categories.*

*"P" indicates accessory structure or use is a permitted yard obstruction in the indicated yard as defined in §§150.202(A).*

*An accessory structure or use not listed in this table and not classified as a similar structure or use shall be considered a permitted yard obstruction unless otherwise specified in the zoning ordinance.*

*If the requirements of this section are in variance with the requirements of any other lawfully adopted rules, regulations, or ordinances, the most restrictive or those imposing the higher standards shall govern.*

**Section 4.** That Section 150.1005 Signs exempt from regulation under this section (G) Flags, be and is hereby amended, to read as follows:

**§150.1005: Signs exempt from regulation under this section**

(G) **Flags:** Flags, emblems, or insignia of governmental, or other noncommercial organizations having a size of less than 60 square feet in area, and mounted on poles not to exceed 40 feet in height. A total of three flags are permitted per lot, flags may be on individual poles or share a pole. No more than three poles may be located on one lot.

**Section 5.** That Appendix C: Land Use Summary Chart, Table of Land Uses (Agricultural and Institutional), be and is hereby amended, to read as follows:

**APPENDIX C: LAND USE SUMMARY CHART**

**Tables of Land Uses (Agricultural and Institutional)**

	Rural Holding (RH)	Single-Family Residential (SR-3)	Single-Family Residential (SR-4)	Single-Family Residential (SR-6)	Two-Family Residential (TR-7)	Multi-Family (MR-8S)	Multi-Family (MR-8L)	Neighborhood Office (NO)	Planned Office (PO)	Neighborhood Business (NB)	Planned Business (PB)	General Business (GB)	Central Business (CB)	Planned Mixed Use 1 (PM 1)	Planned Mixed Use 2 (PM 2)	Planned Mixed Use 4 (PM 4)	Corporate Center (CC)	Technology Center (TC)	Planned Industrial (PI)	General Industrial (GI)	Heavy Industrial (HI)	Institutional (I)	Type of Land Use
																							<b>NON-RESIDENTIAL LAND USES</b>
																							<b>Agricultural Uses (150.204(B))</b>
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(1) Cultivation
S																							(2) Husbandry
S																							(3) Intensive Agriculture
S																							(4) Agricultural Services
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(5) On-Site Agricultural Retail
S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	(6) Selective Cutting
																							(7) Clear Cutting
																							<b>Institutional Uses (150.204(C))</b>
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(1) Passive Outdoor Public Recreational
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(2) Active Outdoor Public Recreational





**ORDINANCE #540H**

**AN ORDINANCE GRANTING A ZONING DISTRICT CHANGE  
FROM SR-6, SINGLE-FAMILY RESIDENTIAL-6 DISTRICT  
TO NB, NEIGHBORHOOD BUSINESS DISTRICT  
(817 North State Street)**

**WHEREAS**, a written application has been made by the property owner, Jingesh Barot, 817 North State Street, Belvidere, IL 61008 to obtain a zoning district change from SR-6, Single-Family Residential-6 District to NB, Neighborhood Business 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 June 8, 2021 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:

Lots Five (5) and Six (6) in Block Fifty-One (51) of the Original Town of Belvidere, Being a Subdivision of Part of the Northwest Quarter (1/4) of Section 26, Township 44 North, Range 3 East of the Third Principal Meridian, According to the Plat Thereof Recorded in Book A of Deeds on Page 95 and Re-recorded in Book S of Deeds on Page 361, in Boone County, Illinois; Situated in the County of Boone and State of Illinois. PIN: 05-26-253-001.

is changed and amended from SR-6, Single-Family Residential-6 District to the NB, Neighborhood Business 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

\_\_\_\_\_ 2021.

**APPROVED** by the Mayor of the City of Belvidere this \_\_\_\_\_ day of  
\_\_\_\_\_ 2021.

\_\_\_\_\_  
Clinton Morris, Mayor

**ATTEST:**

\_\_\_\_\_  
Sarah Turnipseed, City Clerk

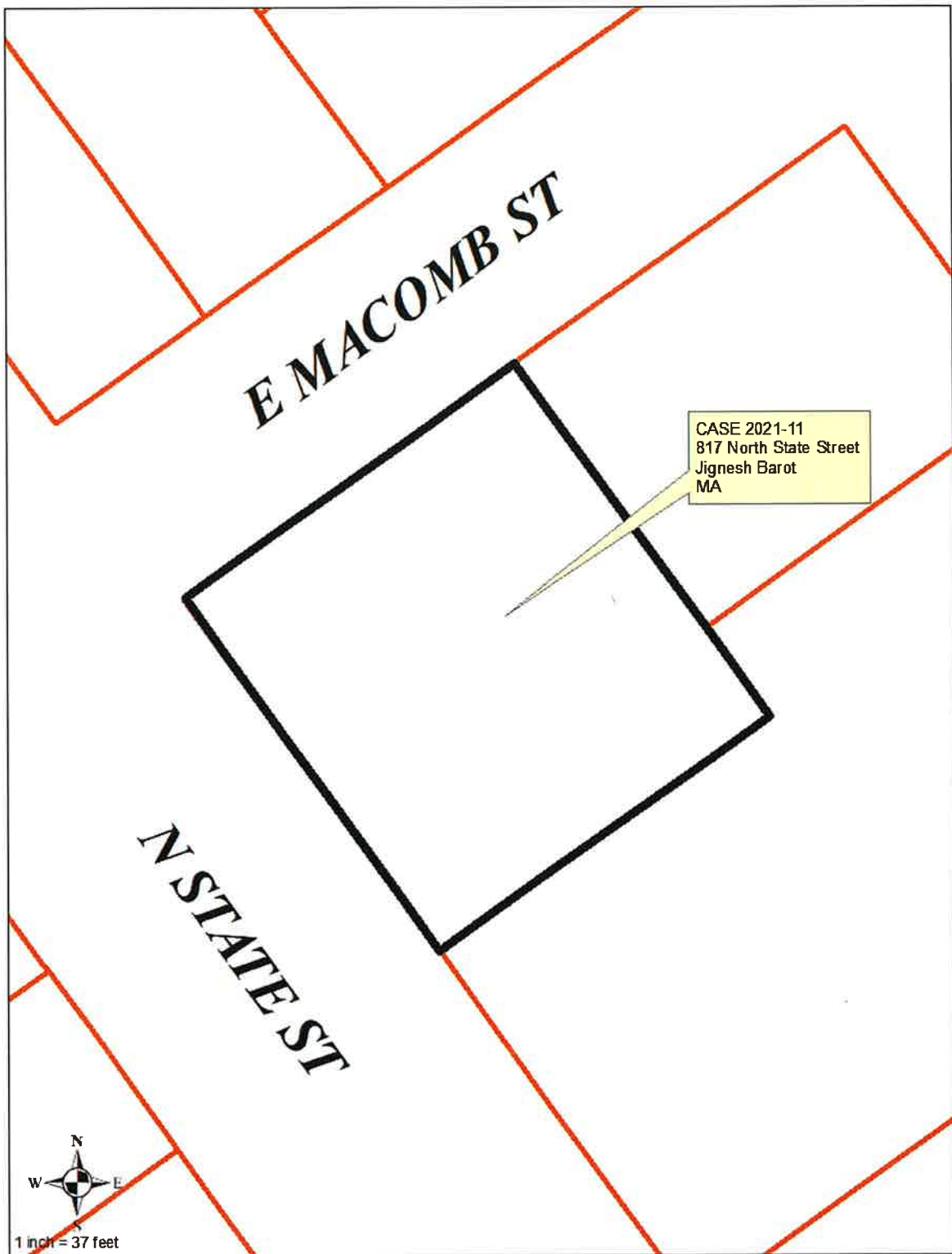
Ayes: \_\_\_\_\_ Nays: \_\_\_\_\_ Absent: \_\_\_\_\_

City Council Members Voting Aye:

City Council Members Voting Nay:

Date Published: \_\_\_\_\_ Sponsor: \_\_\_\_\_

# ATTACHMENT A



**MEMO**

**DATE:** June 9, 2021  
**TO:** Mayor and Members of the City Council  
**FROM:** City of Belvidere Planning and Zoning Commission  
**SUBJECT:** Recommendation for Case 2021-11; Barot, 817 North State Street

**REQUEST AND LOCATION:**

The applicant and property owner Jingsh Barot, 817 North State Street, Belvidere, IL is requesting a map amendment (rezoning) for 817 North State Street, Belvidere, IL 61008 from SR-6, Single-family Residential-6 District to NB, Neighborhood Business District pursuant to the Belvidere Zoning Ordinance Section 150.903 Amendment to Official Zoning Map. The subject property is 16,691 square feet in size and is currently developed with a gas station and parking area (PIN: 05-26-253-001).

**RECOMMENDATION:**

The Planning and Zoning Commission recommended the approval of case number 2021-11, Barot, 817 North State Street; the motion passed with a (5-0) roll call vote.

---

Carl Gnewuch, Chairman  
Belvidere Planning and Zoning Commission

**CITY OF BELVIDERE**

*Community Development*



**BUILDING DEPARTMENT**

**PLANNING DEPARTMENT**

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

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June 1, 2021

**ADVISORY REPORT**

**CASE NO:** 2021-11

**APPLICANT:** Barot, 817 North State Street (RZ)

**REQUEST AND LOCATION:**

The applicant and property owner Jingsesh Barot, 817 North State Street, Belvidere, IL is requesting a map amendment (rezoning) for 817 North State Street, Belvidere, IL 61008 from SR-6, Single-family Residential-6 District to NB, Neighborhood Business District pursuant to the Belvidere Zoning Ordinance Section 150.903 Amendment to Official Zoning Map. The subject property is 16,691 square feet in size and is currently developed with a gas station and parking area (PIN: 05-26-253-001). See attached aerial photo.

**BACKGROUND:**

According to Polk's Directories, the property has been a gas station since at least 1956, the same year that the City of Belvidere adopted its first zoning ordinance and map. In 2009, the Citgo gas station at 717 North State Street, having similar circumstances, went through the rezoning and special use process as well.

The applicant is currently attempting to bring the existing Marathon gas station at 817 North State Street into compliance with current codes. The applicant is also requesting the ability to add video gaming machines and anticipates constructing a small addition onto the building in the future. In order for the business to be in compliance with current codes, the property must first be rezoned to a commercial district; then a special use permit for a planned development is needed. Since there is no vacant land to incorporate within the site, the gas pump portion of the site will remain unchanged. As the first step of the compliance process, the applicant is requesting that the subject property be rezoned to NB, Neighborhood Business, in compliance with the Comprehensive Plan. The NB district requires restricted hours of business and stricter design guidelines which will assist any future site improvements to better complement the adjacent residential properties.

**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:** Clark gas station and accessory convenience store

**All adjacent property:** Mix of single and multi-family residential

The Neighborhood Business zoning allows for both residential and commercial uses; the more intense uses within each category are permitted by special use approval. The design standards for the district require windows, pitched roofs, masonry materials and increased landscaping in an effort to create structures that are more aesthetically compatible with neighboring residences. As such, the proposed rezoning is compatible with the existing neighborhood and will assist in making the current gas station more compatible as it evolves.

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

Findings:

**Subject property:** SR-6, Single Family Residential-6 District

**All adjacent property:** SR-6, Single Family Residential-6 District

The subject property is located at the corner of North State and East Macomb Streets which is a primarily single-family-residential neighborhood containing some multi-family conversions, two gas stations and various other non-residential uses nearby. The North State Street commercial corridor begins one block north of the subject property and the Boone County Courthouse and Public Safety Building are nearby. The smaller businesses located along State Street are zoned SR-6 and, like the subject property, are presumed to be operating as a grandfathered use. As these businesses want to expand or alter their site layouts they too will need to rezone and follow through a similar process.

**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 in its current state with the existing improvements located on the subject property.

The existing use on the subject property is not suitable for any residential zoning classification. The subject property is developed with a gas station that contains a convenience store and a large paved area for vehicular traffic. In order to construct a single family residence on the site, a complete demolition of the site would need to occur and any potential hazards such as underground storage tanks would need to be safely removed. However, by rezoning the subject property to a more compatible district, when improvements are made to the current business the site will be brought into compliance. In turn, the site will be more compatible with the surrounding neighborhood.

**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.**

The original 1956 zoning map shows the property as being zoned multi-family and was later changed to single-family (as represented on the current zoning map); however, the gas station

was in operation since the 1956 zoning map, thus making it a legal non-conforming use. The legal non-conforming status is the reason the station has been allowed to operate under residential zoning classifications. Staff is unsure why past and current zoning maps show the property zoned residential when a commercial use was already onsite. Gas stations do not generally go out of business and the property does not generally change land uses due to the underground infrastructure gas stations require.

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

Findings: The proposed rezoning is consistent with the plans and policies of the Comprehensive plan adopted by the City.

The subject property is designated as "Neighborhood Business" by the City of Belvidere's 1999 Comprehensive Plan. The neighborhood business use category encourages residential, office and neighborhood, supporting institutional and commercial uses which preserve the residential character through building scale, building appearance, landscaping and signage. The applicant wishes to rezone to Neighborhood Business in compliance with the Plan and renovations done to the building will need to be in compliance with the zoning ordinance which further the goals of the Plan. In addition, a gas station does not generally locate in isolated areas because it is not a destination business but rather one whose customers either pass by or live near-by, making it more of a neighborhood business.

**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 subject property is currently developed with a legal non-conforming use. The rezoning will help bring the business into compliance with the zoning ordinance. All future development will be required to adhere to all applicable codes and ordinances in addition to advised recommendations for development that may be provided by agencies at a later date.

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

Findings: This criterion does not apply to this case.

**SUMMARY:**

The planning staff believes that the proposed rezoning for the subject site is not more intense than the other uses in the general area. The gas station is a part of the neighborhood and due to potential hazards, the likelihood of the property being redeveloped into a residence is minimal. The Neighborhood Business District requirements will limit the intensity of permitted land uses, aesthetics of new construction and the size of development. These regulations will lessen any negative impacts the rezoning may cause to the neighborhood.

**RECOMMENDATION:**

The Planning staff recommends the approval of case number 2021-11 to rezone 817 North State Street from SR-6 Single-family Residential-6 District to NB Neighborhood Business.

**Submitted by:**



Gina DelRose, Community Development Planner

**PLANNING AND ZONING COMMISSION/CITY COUNCIL ACTION**

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



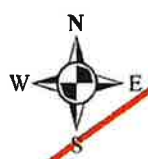
**ATTACHMENTS**

1. Location Map by Planning Staff.
2. Aerial photo by Planning Staff.
3. Zoning Map by Planning Staff.
4. Narrative submitted by Applicant.
5. Site plan and floor plans submitted by Applicant.
6. Letter submitted by Amanda Mehl, Boone County Health Department dated May 21, 2021.
7. NRI submitted by Bill Hall, Boone County Soil and Water Conservation District dated April 20, 2021.

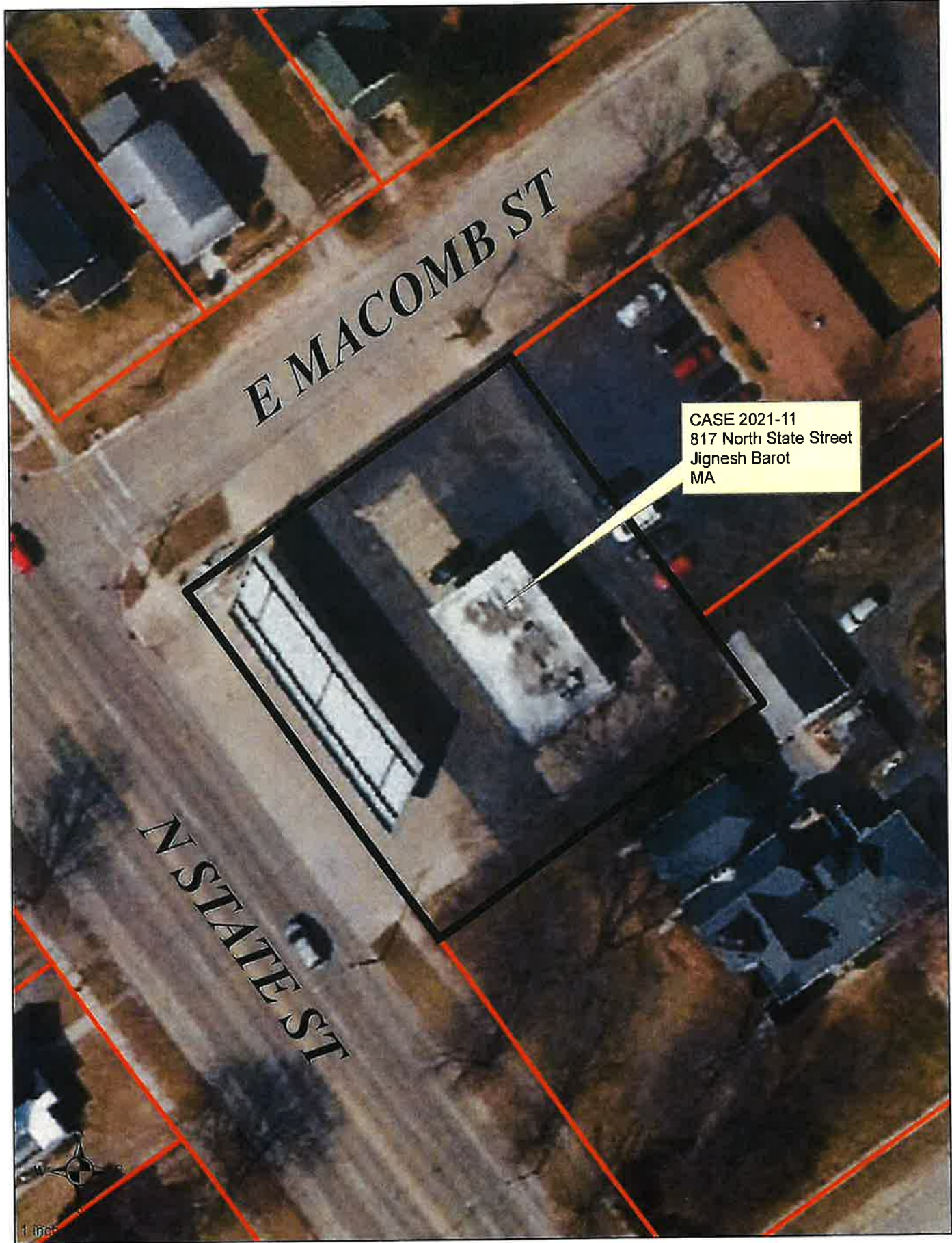
**E MACOMB ST**

**N STATE ST**

CASE 2021-11  
817 North State Street  
Jignesh Barot  
MA



1 inch = 37 feet



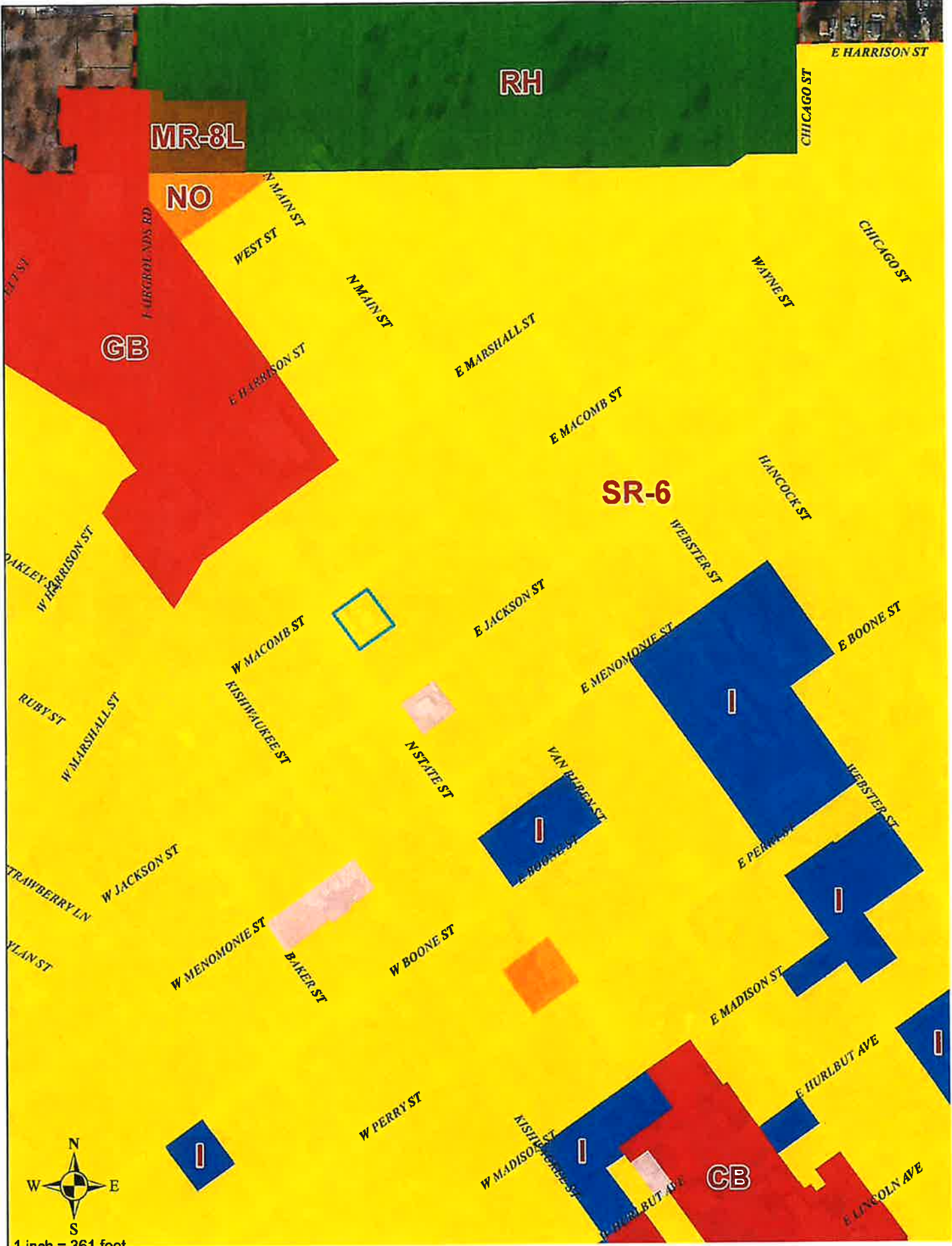
E MACOMB ST

N STATE ST

CASE 2021-11  
817 North State Street  
Jignesh Barot  
MA

1 inch





**City of Belvidere**  
401 Whitney BLVD, SUITE 300,  
Belvidere IL 61008

**Subject :** Request of a zoning change for the 817 North State Street

**Respected City Council Members,**

I am the property owner of 817 North State Street, needs to rezone my property from "Residential" to "Commercial". Reason behind the rezoning is We want to add video gaming at our location. and bring existing gas station into compliance.

The goal is to expand the building at a later date JB

The current special use for a planned development will include the following -

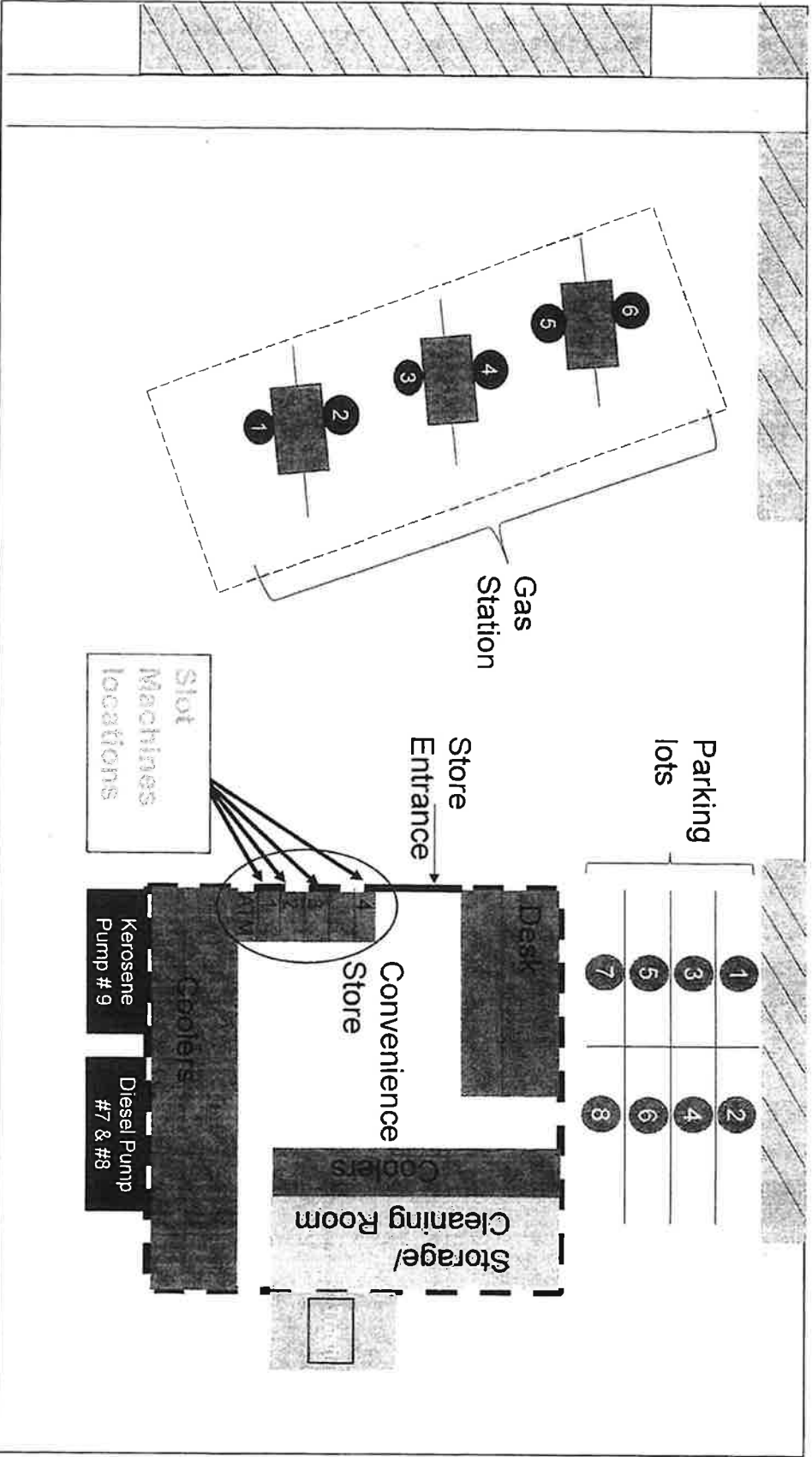
gas station  
videogaming  
lot coverage  
curb cuts  
pavement setbacks  
Building setbacks  
parking spaces



Thanks & Regards,

Jignesh Barot

E Maccomb St



N State Street

Satellite View Overview





**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](http://www.boonehealth.org)

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*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.*

May 21, 2021

FAX: 815-547-0789

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

Re: Cases: 2021-11 (RZ) and 2021-12 (SU): Barot, 817 North State Street

Dear Gina,

We are in receipt of a special use to permit a planned development in the NB, Neighborhood Business District (pending rezoning approval) at 817 North State Street, Belvidere, IL 61008. To bring the existing gas station into compliance and allow for video gaming on less than one-half acre. PIN: 05-26-253-001

The Boone County Health Department has no comments.

Please let us know if you have any questions or concerns at (815) 544-2951 ext.2 or [info@boonehealth.org](mailto:info@boonehealth.org)

Thank you,

Amanda Mehl  
Administrator

AT



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

April 20, 2021

**SWCD NRI #: XXXX**

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

Dear Sir/Madam,

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

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

**Location of Site:** 817 N. State St., Belvidere  
**PIN(S):** 05-26-253-001

Contact	Petitioner	Owner
Jignesh Barot	Same	Same
817 N. State Street		Same
Belvidere, IL 61008		Same
815-544-2524		Same

**Request:** Rezoning the existing gas station from SR-6 to NB and allowing for a planned development to bring the gas station into compliance and add video gaming.

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

Sincerely,

Bill Hall

Boone County Soil &

Water Conservation District



**ORDINANCE NO. 541H**

**AN ORDINANCE GRANTING A SPECIAL USE  
TO ALLOW A PLANNED DEVELOPMENT  
WITHIN THE NB, NEIGHBORHOOD BUSINESS DISTRICT  
(817 North State Street)**

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

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

**WHEREAS**, The applicant and property owner, Jignesh Barot, 817 North State Street, Belvidere, IL 61008 is requesting a special use to permit a planned development to bring the existing gas station into compliance and operate video gaming at 817 North State Street; and

**WHEREAS**, after due notice by publication pursuant to the Illinois State Statutes, the City of Belvidere Planning and Zoning Commission held a public hearing on June 8, 2021 concerning the proposed Special Use; and,

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

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

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

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

**Section 2.** That a Special Use in the NB, Neighborhood Business District for a planned development on the property depicted in Attachment A and legally described as:

Lots Five (5) and Six (6) in Block Fifty-One (51) of the Original Town of Belvidere, Being a Subdivision of Part of the Northwest Quarter (1/4) of Section 26, Township 44 North, Range 3 East of the Third Principal Meridian, According to the Plat Thereof Recorded in Book A of Deeds on Page 95 and Re-recorded in Book S of Deeds on Page 361, in Boone County, Illinois; Situated in the County of Boone and State of Illinois. PIN: 05-26-253-001.

is hereby approved, subject to the following conditions:

1. The Planned Development shall be developed in substantial conformance with the site plan submitted with the application unless otherwise noted. (Attachment B)
2. The new green space areas created between the curb cuts on East Macomb Street shall be installed in accordance with a landscape plan approved by staff.
3. The greenspace area where the freestanding sign is located shall be installed in accordance with a landscape plan approved by staff.
4. Alcohol consumption is only permitted in the gaming area.
5. The gaming area shall have a wall-like barrier and only be accessible by a designated entrance.
6. Parking spaces shall be striped as 9'x18'.
7. The Planned Development is granting only the following flexible standards: In-Vehicle Sales and Service and Indoor Commercial Entertainment shall be permitted (Section 150.105(C)(3)(B)(2), parking may be permitted in the required front yard setback along the north side of the property (Section 150.105(C)(3)(A)(1)(D), the roof may remain flat (Section 150.105(C)(3)(A)(1)(E), the landscape surface ratio may be 10% instead of 40% (Section 150.105(C)(3)(A)(1)(F), the required .60 opacity bufferyard along the east property line is not required (Section 150.204(D)(8)(A) and the curb cut along North State Street can be increased to 110 feet (Section 150.702(J).
8. The Planned Development shall be in compliance with all other applicable codes and ordinances.

**Section 3.** That the premises shall be used in accordance with and subject to the applicable provisions of the Zoning Ordinance of the City of Belvidere and shall not

be used except as may otherwise be expressly authorized by the applicable law and the special use.

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

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

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

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

**PASSED** by the City Council of the City of Belvidere this \_\_\_\_ day of \_\_\_\_\_, 2021.

**APPROVED** by the Mayor of the City of Belvidere this \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Clinton Morris, Mayor

**ATTEST:**

\_\_\_\_\_  
Sarah Turnipseed, City Clerk

Ayes: \_\_\_\_ Nays: \_\_\_\_ Absent: \_\_\_\_

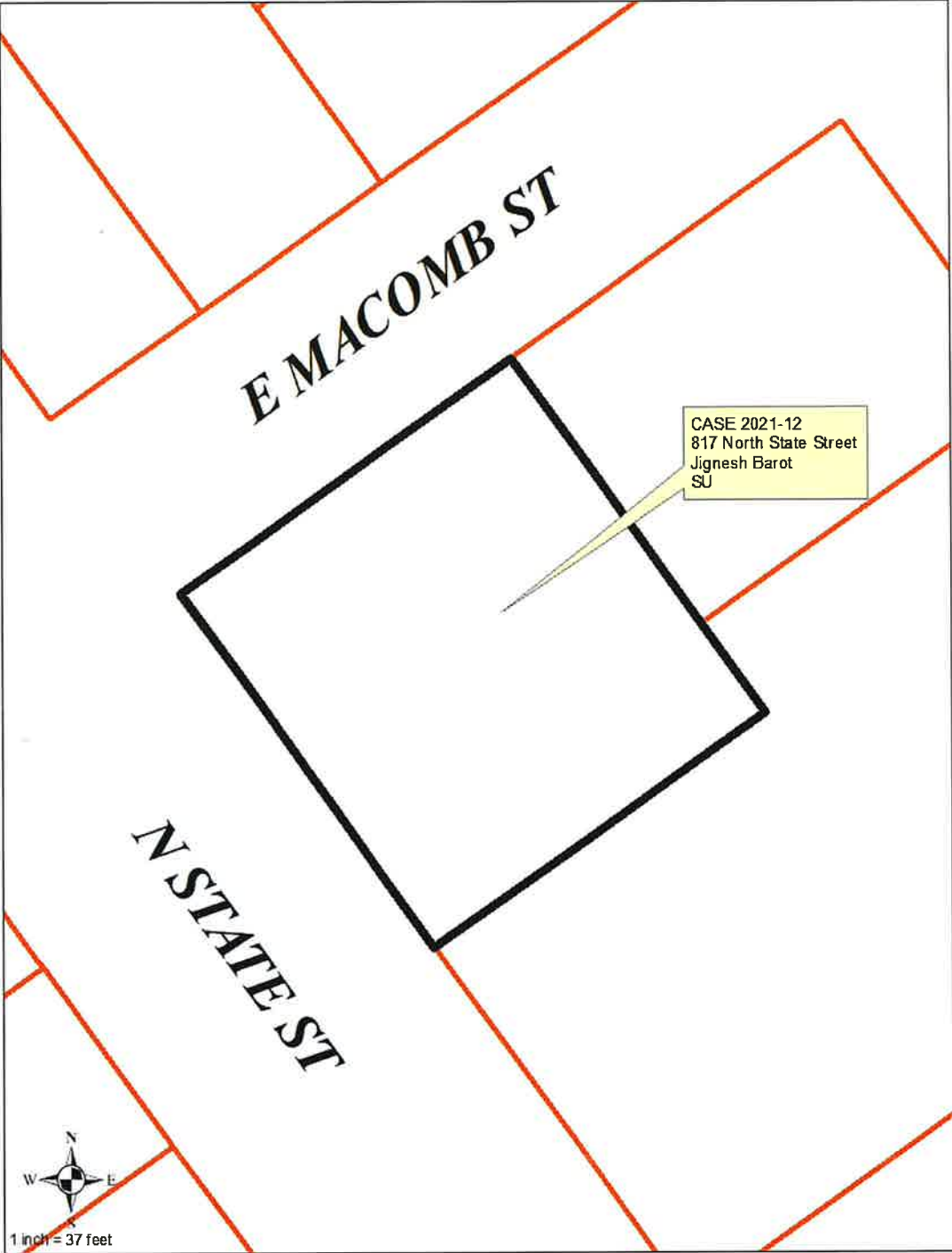
City Council Members Voting Aye: \_\_\_\_

City Council Members Voting Nay: \_\_\_\_

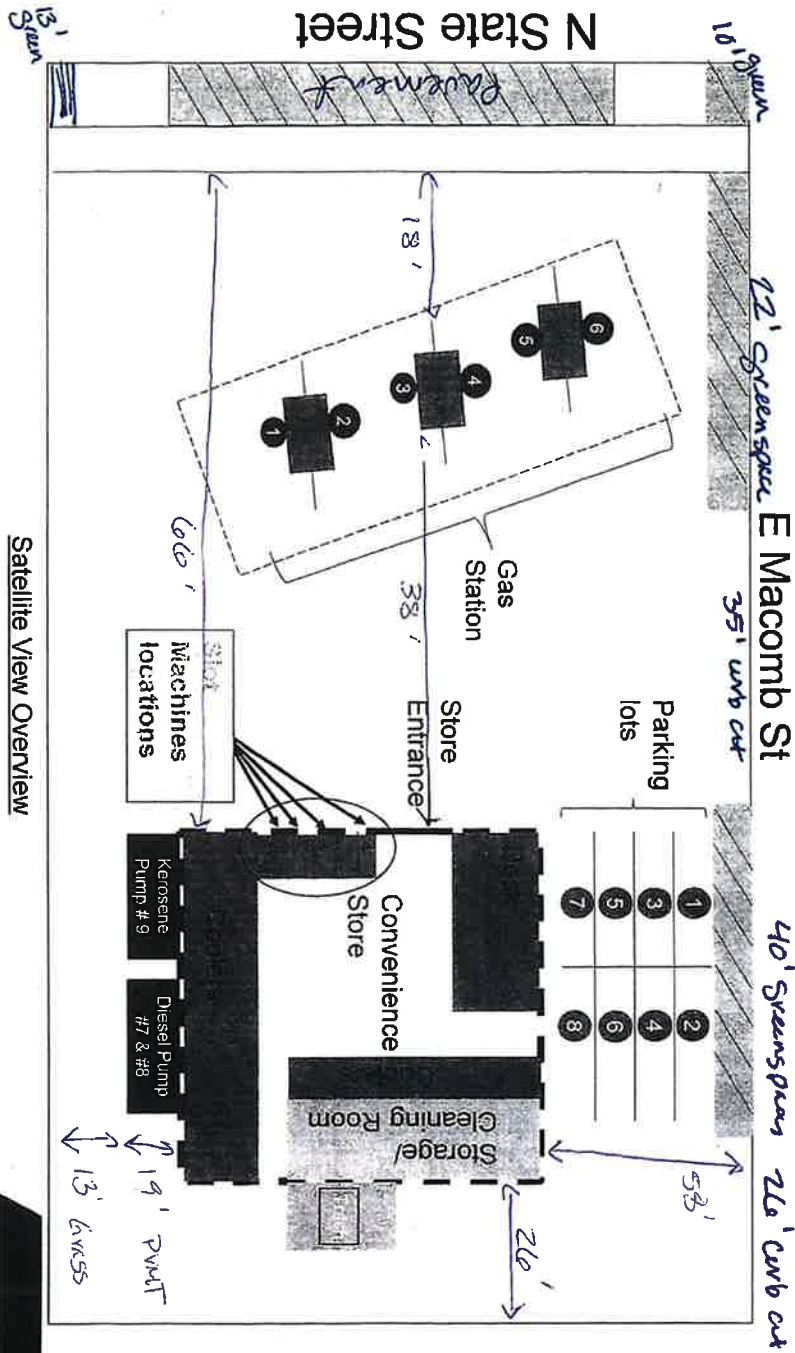
Date Published: \_\_\_\_\_

Sponsor: \_\_\_\_\_

**ATTACHMENT A**



**ATTACHMENT B**



Satellite View Overview

3x6s - 48x30  
 signs - 10' setbacks  
 @ 14th Green  
 Grass - 13' x 12'

## MEMO

**DATE:** June 9, 2021  
**TO:** Mayor and Members of the City Council  
**FROM:** City of Belvidere Planning and Zoning Commission  
**SUBJECT:** Findings of Fact for Case: 2021-12; Barot, 817 North State Street

### **REQUEST AND LOCATION:**

The applicant and property owner, Jingsh Barot, 817 North State Street, Belvidere, IL is requesting a special use to permit a planned development in the NB, Neighborhood Business District (pending rezoning approval) at 817 North State Street, Belvidere, IL 61008. The planned development will allow for the following departures: Sections 150.105(C)(3)(A)(1)(D) allowing parking in the required setbacks for principal buildings, 150.105(C)(3)(A)(1)(E) allowing a flat roof instead of a pitched roof, 150.105(C)(3)(A)(1)(F) decreasing the minimum landscape surface ratio from 40% to 10%, 150.105(C)(3)(B)(2) allowing for in-vehicle sales and service and indoor commercial entertainment land uses, 150.204(D)(8)(A) removing the required bufferyard of 0.60 opacity, 150.702.(J) allowing for curb cuts with widths up to 115 feet and 150.904 Special Use Review and Approval Procedures). The planned development is being requested in order to bring the existing gas station into compliance and to allow for video gaming. The subject property is 16,691 square feet in size and is currently developed with a gas station and parking area (PIN: 05-26-253-001).

### **FLEXIBLE DEVELOPMENT STANDARDS:**

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

### **Zoning Ordinance:**

- **Article I, Section 150.105 (C) (3), Neighborhood Business District, (A)**

- 1. Neighborhood Business Architectural Requirements**

- D. No parking in required setbacks for principal buildings**

Currently there are eight parking spaces to the north of the building. Two of those parking spaces are within the required front yard setback (25 feet). Although the gas station land use only requires five parking spaces, due to the requested increase in land uses in addition to the anticipated expansion, allowing all eight parking spaces to remain would be recommended.

- **Article I, Section 150.105 (C) (3), Neighborhood Business District, (A)**

- 1. Neighborhood Business Architectural Requirements**

- E. Residential architectural and landscaping requirements include: foundation planting, pitched roof, 15% window covering, natural materials (brick, wood, stone)**

The subject property is currently developed with a gas station and convenience store with a flat roof that was constructed prior to the current code.

- **Article I, Section 150.105 (C) (3), Neighborhood Business District, (A)**

**1. Neighborhood Business Architectural Requirements**

**F. Minimum Landscape Surface Ratio (LSR): 40%**

The site is already developed with an excessive amount of impermeable surface (approximately 90%). Although staff will be conditioning the applicant to install landscaped areas, meeting the 40% requirement is not practical as the site is already developed, due to the nature of the business and the size of the subject property.

- **Article I, Section 150.105 (C) (3), Neighborhood Business District, (B)**

**2. Permitted as a Special Use**

**In-Vehicle Sales or Service**

The subject property is currently developed with a gas station and convenience store which were constructed prior to the current code. The station has been operating as a legal non-conforming use. Due to the desire to add additional land uses and construct an addition at a later date, the subject property must be brought into compliance with the current zoning regulations.

- **Article I, Section 150.105 (C) (3), Neighborhood Business District, (B)**

**2. Permitted as a Special Use**

**Indoor Commercial Entertainment**

The applicant is requesting to install video gaming machines inside the gas station in order to increase revenues. The gaming machines will be to the right of the entrance doors in the cashier's line of sight. A barrier will need to be installed to prevent underage customers from entering the gaming area where open alcohol would be permitted.

- **Article I, Section 150.204(D)(8), In-Vehicle Sales or Service**

**(A) Regulations**

**6. Facility shall provide a bufferyard with a minimum opacity of .60 along all property borders abutting residentially zoned property.**

Although the property to the east is developed with a medical office, it is zoned for residential use. Both properties have pavement extending all the way to the property line, leaving no room for landscaping. In order to meet the .60 bufferyard requirements, landscaping and fencing

would need to be at least 20 feet in width, prohibiting vehicle access around the building which is setback 26 feet from the property line.

- **Article I, Section 150.702 Access Standards**

- (J) **Width of Driveways**

- ... **All access drives shall have a maximum width of 30 feet for all residential uses, and 35 feet for all non-residential uses, as measured at the right-of-way line. Access drives may be flared between the right-of-way line and the roadway up to a maximum of five additional offset in either direction.**

The curb cuts currently range from 93 feet to 115 feet in width. The applicant will be conditioned to narrow the curb cuts. In order to permit proper vehicle circulation, the curb cuts may still be wider than the permitted 35 feet.

**FINDINGS OF FACT:**

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

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

The Planned Development is being requested so that an existing gas station may expand its offerings to include video gaming machines and potentially expand the convenience store in the future. The gas station has existed in its current location since at least 1956 and staff is unaware of any negative situations occurring due to the gas station. Allowing the gas station to expand will not only allow the owner to better serve his customers but the special use process also allows staff the opportunity to modify the site to better suit traffic patterns as well. Requirements found within the Neighborhood Business district restricts hours of operations which will lessen potential negative impacts the gas station and/or video gaming machines could have on surrounding properties.

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

The development of a gas station and convenience store offers services from which the whole community can benefit. The Comprehensive Plan for the subject property calls for Neighborhood Business development encouraging residential, office and neighborhood supporting institutional and commercial uses preserving the residential character through building scale, building appearance, landscaping and signage. The primary use of the property will still be of a public service nature and the amount of traffic generated from a gas station and convenience store of this size would be similar to other allowable land uses. Since the hours of operation are not expanding, the addition of video gaming machines and on-site alcohol consumption is not anticipated to create a negative impact. The applicant's



desire to expand the convenience store to better serve his customers has created the need for rezoning and special use approvals on the subject property.

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

The section of North State Street where the subject property is located is an established neighborhood. Although little redevelopment has occurred to date, it is expected to transition to business uses in time. The use of the subject property is not significantly changing from its current use. The video gaming machines and alcohol consumption area will be restricted to a portion of the building and be required to have a barrier preventing access to underage customers. In addition, staff has the opportunity to modify the vehicular traffic area to improve movement patterns.

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

The section of North State Street where the subject property is located is expected to transition to business uses in time. Since the neighborhood business district requires design guidelines that are similar to residential structures, conversion of existing structures is encouraged. Even though the applicant is requesting to expand the current land uses, due to the size of the building and property in addition to the limited hours of operation, the planned development is not anticipated to impede surrounding properties from experiencing similar redevelopment.

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

The Planned Development is located within an established neighborhood that is currently served by adequate municipal utilities and agencies.

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

The use of the property is not significantly changing nor are the requested deviations. By bringing the subject property into compliance, it allows for the future expansion of the convenience store to better serve customers and to better reflect the design guidelines of the neighborhood. It also gives staff the opportunity to modify and improve the vehicular

**Findings of Fact**

**2021-12; Barot, 817 North State Street**

traffic pattern and to limit the availability of video gaming machines by limiting the hours of operation from 6am to 11pm.

**The motion to adopt the Findings of Fact as presented by staff for case 2021-12 for a special use to permit a planned development at 817 North State Street carried with a (5-0) roll call vote.**

---

Carl Gnewuch, Chairman  
Belvidere Planning and Zoning Commission

## MEMO

**DATE:** June 9, 2021  
**TO:** Mayor and Members of the City Council  
**FROM:** City of Belvidere Planning and Zoning Commission  
**SUBJECT:** Recommendation for Case: 2021-12; Barot, 817 North State Street

### **REQUEST AND LOCATION:**

The applicant and property owner, Jingesh Barot, 817 North State Street, Belvidere, IL is requesting a special use to permit a planned development in the NB, Neighborhood Business District (pending rezoning approval) at 817 North State Street, Belvidere, IL 61008. The planned development will allow for the following departures: Sections 150.105(C)(3)(A)(1)(D) allowing parking in the required setbacks for principal buildings, 150.105(C)(3)(A)(1)(E) allowing a flat roof instead of a pitched roof, 150.105(C)(3)(A)(1)(F) decreasing the minimum landscape surface ratio from 40% to 10%, 150.105(C)(3)(B)(2) allowing for in-vehicle sales and service and indoor commercial entertainment land uses, 150.204(D)(8)(A) removing the required bufferyard of 0.60 opacity, 150.702.(J) allowing for curb cuts with widths up to 115 feet and 150.904 Special Use Review and Approval Procedures). The planned development is being requested in order to bring the existing gas station into compliance and to allow for video gaming. The subject property is 16,691 square feet in size and is currently developed with a gas station and parking area (PIN: 05-26-253-001).

### **RECOMMENDATION:**

The planning and zoning commission recommended the **approval** of case number **2021-12** for a special use to permit a planned development at 817 North State Street subject to the following conditions:

1. The Planned Development shall be developed in substantial conformance with the site plan submitted with the application unless otherwise noted.
2. The new green space areas created between the curb cuts on East Macomb Street shall be installed in accordance with a landscape plan approved by staff.
3. The greenspace area where the freestanding sign is located shall be installed in accordance with a landscape plan approved by staff.
4. Alcohol consumption is only permitted in the gaming area.
5. The gaming area shall have a wall-like barrier and only be accessible by a designated entrance.
6. Parking spaces shall be striped as 9'x18'.
7. The Planned Development is granting only the following flexible standards: In-Vehicle Sales and Service and Indoor Commercial Entertainment shall be permitted (Section 150.105(C)(3)(B)(2), parking may be permitted in the required front yard setback along the north side of the property (Section 150.105(C)(3)(A)(1)(D), the roof may remain flat (Section

**Findings of Fact**

**2021-12; Barot, 817 North State Street**

150.105(C)(3)(A)(1)(E), the landscape surface ratio may be 10% instead of 40% (Section 150.105(C)(3)(A)(1)(F), the required .60 opacity bufferyard along the east property line is not required (Section 150.204(D)(8)(A) and the curb cut along North State Street can be increased to 110 feet (Section 150.702(J).

8. The Planned Development shall be in compliance with all other applicable codes and ordinances.

**Motion to approve case 2021-12; Barot, 817 North State Street subject to the conditions as presented carried with a (5-0) roll call vote.**

---

Carl Gnewuch, 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**

June 2, 2021

**ADVISORY REPORT**

**CASE NO:** 2021-12

**APPLICANT:** Barot, 817 North State Street (SU)

**REQUEST AND LOCATION:**

The applicant and property owner, Jingesh Barot, 817 North State Street, Belvidere, IL is requesting a special use to permit a planned development in the NB, Neighborhood Business District (pending rezoning approval) at 817 North State Street, Belvidere, IL 61008. The planned development will allow for the following departures: Sections 150.105(C)(3)(A)(1)(D) allowing parking in the required setbacks for principal buildings, 150.105(C)(3)(A)(1)(E) allowing a flat roof instead of a pitched roof, 150.105(C)(3)(A)(1)(F) decreasing the minimum landscape surface ratio from 40% to 10%, 150.105(C)(3)(B)(2) allowing for in-vehicle sales and service and indoor commercial entertainment land uses, 150.204(D)(8)(A) removing the required bufferyard of 0.60 opacity, 150.702.(J) allowing for curb cuts with widths up to 115 feet and 150.904 Special Use Review and Approval Procedures). The planned development is being requested in order to bring the existing gas station into compliance and to allow for video gaming. The subject property is 16,691 square feet in size and is currently developed with a gas station and parking area (PIN: 05-26-253-001). See attached aerial photo.

**EXISTING LAND USE ON SUBJECT PROPERTY AND ADJACENT PROPERTY:**

**Subject property:** Marathon Gas Station

**Adjacent property:**

**North, South and West:** Residential

**East:** Medical Office

**CURRENT ZONING ON SUBJECT PROPERTY AND ADJACENT PROPERTY:**

**Subject property:** NB, Neighborhood Business District (pending rezoning)

**All Adjacent property:** SR-6, Single-family Residential-6 District

**COMPREHENSIVE PLAN:**

**Subject property:** Neighborhood Business

**Adjacent property:**

**North:** Neighborhood Business and Single Family

**East:** Single Family

**South and West:** Neighborhood Business

**BACKGROUND:**

The subject property is less than a half-acre in size and is part of the Original Town of Belvidere. It was developed with a gas station in the mid 1950s.

The applicant is requesting a planned development to bring the existing Marathon gas station at 817 North State Street into compliance with current codes. The applicant is also requesting the ability to add video gaming machines and anticipates constructing a small addition onto the building in the future. In order for the business to be in compliance with current codes, the property must first be rezoned to a commercial district; then a special use permit for a planned development is needed. Since there is no vacant land to incorporate within the site, the gas pump portion of the site will remain unchanged. The addition of landscaped areas will be used to help control traffic movement on-site.

The request for the planned development includes seven deviations from the Zoning Ordinance; in-vehicle sales or services (gas stations) and indoor commercial entertainment (video gaming) are both special uses within the Neighborhood Business District while parking is not permitted in the required setbacks; roofs must have a pitch; 40% of the property shall be landscaped; there shall be a .60 opacity bufferyard adjacent to residentially zoned property and curb cuts shall not exceed 35 feet. Although a majority of deviations are already existing and not expected to change, the curb cuts will be narrowed to an extent which will increase the landscape surface ratio. The permitted hours of operation will remain from 6am to 11pm, further limiting potential negative impacts from the planned development.

**TREND OF DEVELOPMENT:**

The subject property is located along North State Street in an area that is predominantly residential. There are nearby institutional and commercial land uses that have existed within the neighborhood for decades. There have been minimal changes in nearby land uses.

**COMPREHENSIVE PLAN:**

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

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**FLEXIBLE DEVELOPMENT STANDARDS:**

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

Zoning Ordinance:

- **Article I, Section 150.105 (C) (3), Neighborhood Business District, (A)**
  1. **Neighborhood Business Architectural Requirements**
    - D. **No parking in required setbacks for principal buildings**



Currently there are eight parking spaces to the north of the building. Two of those parking spaces are within the required front yard setback (25 feet). Although the gas station land use only requires five parking spaces, due to the requested increase in land uses in addition to the anticipated expansion, allowing all eight parking spaces to remain would be recommended.

- **Article I, Section 150.105 (C) (3), Neighborhood Business District, (A)**

**1. Neighborhood Business Architectural Requirements**

**E. Residential architectural and landscaping requirements include: foundation planting, pitched roof, 15% window covering, natural materials (brick, wood, stone)**

The subject property is currently developed with a gas station and convenience store with a flat roof that was constructed prior to the current code.

- **Article I, Section 150.105 (C) (3), Neighborhood Business District, (A)**

**1. Neighborhood Business Architectural Requirements**

**F. Minimum Landscape Surface Ratio (LSR): 40%**

The site is already developed with an excessive amount of impermeable surface (approximately 90%). Although staff will be conditioning the applicant to install landscaped areas, meeting the 40% requirement is not practical as the site is already developed, due to the nature of the business and the size of the subject property.

- **Article I, Section 150.105 (C) (3), Neighborhood Business District, (B)**

**2. Permitted as a Special Use**

**In-Vehicle Sales or Service**

The subject property is currently developed with a gas station and convenience store which were constructed prior to the current code. The station has been operating as a legal non-conforming use. Due to the desire to add additional land uses and construct an addition at a later date, the subject property must be brought into compliance with the current zoning regulations.

- **Article I, Section 150.105 (C) (3), Neighborhood Business District, (B)**

**2. Permitted as a Special Use**

**Indoor Commercial Entertainment**

The applicant is requesting to install video gaming machines inside the gas station in order to increase revenues. The gaming machines will be to the right of the entrance doors in the cashier's line of sight. A barrier will need to be installed to prevent underage customers from entering the gaming area where open alcohol would be permitted.

- **Article I, Section 150.204(D)(8), In-Vehicle Sales or Service**

**(A) Regulations**

**6. Facility shall provide a bufferyard with a minimum opacity of .60 along all property borders abutting residentially zoned property.**

Although the property to the east is developed with a medical office, it is zoned for residential use. Both properties have pavement extending all the way to the property line, leaving no room for landscaping. In order to meet the .60 bufferyard requirements, landscaping and fencing would need to be at least 20 feet in width, prohibiting vehicle access around the building which is setback 26 feet from the property line.

- **Article I, Section 150.702 Access Standards**

**(J) Width of Driveways**

**... All access drives shall have a maximum width of 30 feet for all residential uses, and 35 feet for all non-residential uses, as measured at the right-of-way line. Access drives may be flared between the right-of-way line and the roadway up to a maximum of five additional offset in either direction.**

The curb cuts currently range from 93 feet to 115 feet in width. The applicant will be conditioned to narrow the curb cuts. In order to permit proper vehicle circulation, the curb cuts may still be wider than the permitted 35 feet.

---

**FINDINGS OF FACT:**

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

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

The Planned Development is being requested so that an existing gas station may expand its offerings to include video gaming machines and potentially expand the convenience store in the future. The gas station has existed in its current location since at least 1956 and staff is unaware of any negative situations occurring due to the gas station. Allowing the gas station to expand will not only allow the owner to better serve his customers but the special use process also allows staff the opportunity to modify the site to better suit traffic patterns as well. Requirements found within the Neighborhood Business district restricts hours of operations which will lessen potential negative impacts the gas station and/or video gaming machines could have on surrounding properties.

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

The development of a gas station and convenience store offers services from which the whole community can benefit. The Comprehensive Plan for the subject property calls for Neighborhood Business development encouraging residential, office and neighborhood supporting institutional and commercial uses preserving the residential character through building scale, building appearance, landscaping and signage. The primary use of the property will still be of a public service nature and the amount of traffic generated from a gas station and convenience store of this size would be similar to other allowable land uses. Since the hours of operation are not expanding, the addition of video gaming machines and on-site alcohol consumption is not anticipated to create a negative impact. The applicant's desire to expand the convenience store to better serve his customers has created the need for rezoning and special use approvals on the subject property.

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

The section of North State Street where the subject property is located is an established neighborhood. Although little redevelopment has occurred to date, it is expected to transition to business uses in time. The use of the subject property is not significantly changing from its current use. The video gaming machines and alcohol consumption area will be restricted to a portion of the building and be required to have a barrier preventing access to underage customers. In addition, staff has the opportunity to modify the vehicular traffic area to improve movement patterns.

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

The section of North State Street where the subject property is located is expected to transition to business uses in time. Since the neighborhood business district requires design guidelines that are similar to residential structures, conversion of existing structures is encouraged. Even though the applicant is requesting to expand the current land uses, due to the size of the building and property in addition to the limited hours of operation, the planned development is not anticipated to impede surrounding properties from experiencing similar redevelopment.

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

The Planned Development is located within an established neighborhood that is currently served by adequate municipal utilities and agencies.

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

The use of the property is not significantly changing nor are the requested deviations. By bringing the subject property into compliance, it allows for the future expansion of the convenience store to better serve customers and to better reflect the design guidelines of the neighborhood. It also gives staff the opportunity to modify and improve the vehicular traffic pattern and to limit the availability of video gaming machines by limiting the hours of operation from 6am to 11pm.

**SUMMARY OF FINDINGS:**

The Planned Development is being requested so that an existing gas station may expand its offerings to include video gaming machines and potentially expand the convenience store in the future. The gas station has existed in its current location since at least 1956 and staff is unaware of any negative situations occurring due to the gas station. Allowing the gas station to expand will not only allow the owner to better serve his customers but the special use process also allows staff the opportunity to modify the site to better suit traffic patterns as well. Requirements found within the Neighborhood Business district restricts hours of operations from 6am to 11pm which will lessen potential negative impacts the gas station and/or video gaming machines could have on surrounding properties.

The development of a gas station and convenience store offers services that the whole community can benefit from. The Comprehensive Plan for the subject property calls for Neighborhood Business development encouraging residential, office and neighborhood supporting institutional and commercial uses preserving the residential character through building scale, building appearance, landscaping and signage. The primary use of the property will still be of a public service nature and the amount of traffic generated from a gas station and convenience store of this size would be similar to other allowable land uses. Since the hours of operation are not expanding, the addition of video gaming machines and on-site alcohol consumption is not anticipated to create a negative impact. The applicant's desire to expand the convenience store to better serve his customers has created the need for rezoning and special use approvals on the subject property.

The section of North State Street where the subject property is located is an established neighborhood. Although little redevelopment has occurred to date, it is expected to transition to business uses in time. The use of the subject property is not significantly changing from its current use. The video gaming machines and alcohol consumption area will be restricted to a portion of the building and be required to have a barrier preventing access to underage customers. In addition, staff has the opportunity to modify the vehicular traffic area to improve movement patterns.

**RECOMMENDATION:**

Planning staff recommends the **approval** of case number **2021-12** subject to the following conditions:

1. The Planned Development shall be developed in substantial conformance with the site plan submitted with the application unless otherwise noted.
2. The new green space areas created between the curb cuts on East Macomb Street shall be installed in accordance with a landscape plan approved by staff.
3. The greenspace area where the freestanding sign is located shall be installed in accordance with a landscape plan approved by staff.
4. Alcohol consumption is only permitted in the gaming area.
5. The gaming area shall have a wall-like barrier and only be accessible by a designated entrance.
6. Parking spaces shall be striped as 9'x18'.
7. The Planned Development is granting only the following flexible standards: In-Vehicle Sales and Service and Indoor Commercial Entertainment shall be permitted (Section 150.105(C)(3)(B)(2), parking may be permitted in the required front yard setback along the north side of the property (Section 150.105(C)(3)(A)(1)(D), the roof may remain flat (Section 150.105(C)(3)(A)(1)(E), the landscape surface ratio may be 10% instead of 40% (Section 150.105(C)(3)(A)(1)(F), the required .60 opacity bufferyard along the east property line is not required (Section 150.204(D)(8)(A) and the curb cut along North State Street can be increased to 110 feet (Section 150.702(J).
8. The Planned Development shall be in compliance with all other applicable codes and ordinances.

**Submitted by:**



Gina DelRose,  
Community Development Planner

**PLANNING AND ZONING COMMISSION/CITY COUNCIL ACTION**

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

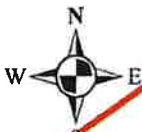
**ATTACHMENTS:**

1. Location Map by Planning Staff.
2. Aerial Photo by Planning Staff.
3. Narrative Submitted by the Applicant.
4. Site Plans Submitted by the Applicant.
5. NRI submitted by the Boone County Soil and Water Conservation District, Bill Hall, April 20, 2021.
6. Letter Submitted by the Boone County Health Department, Amanda Mehl, May 21, 2021.

**E MACOMB ST**

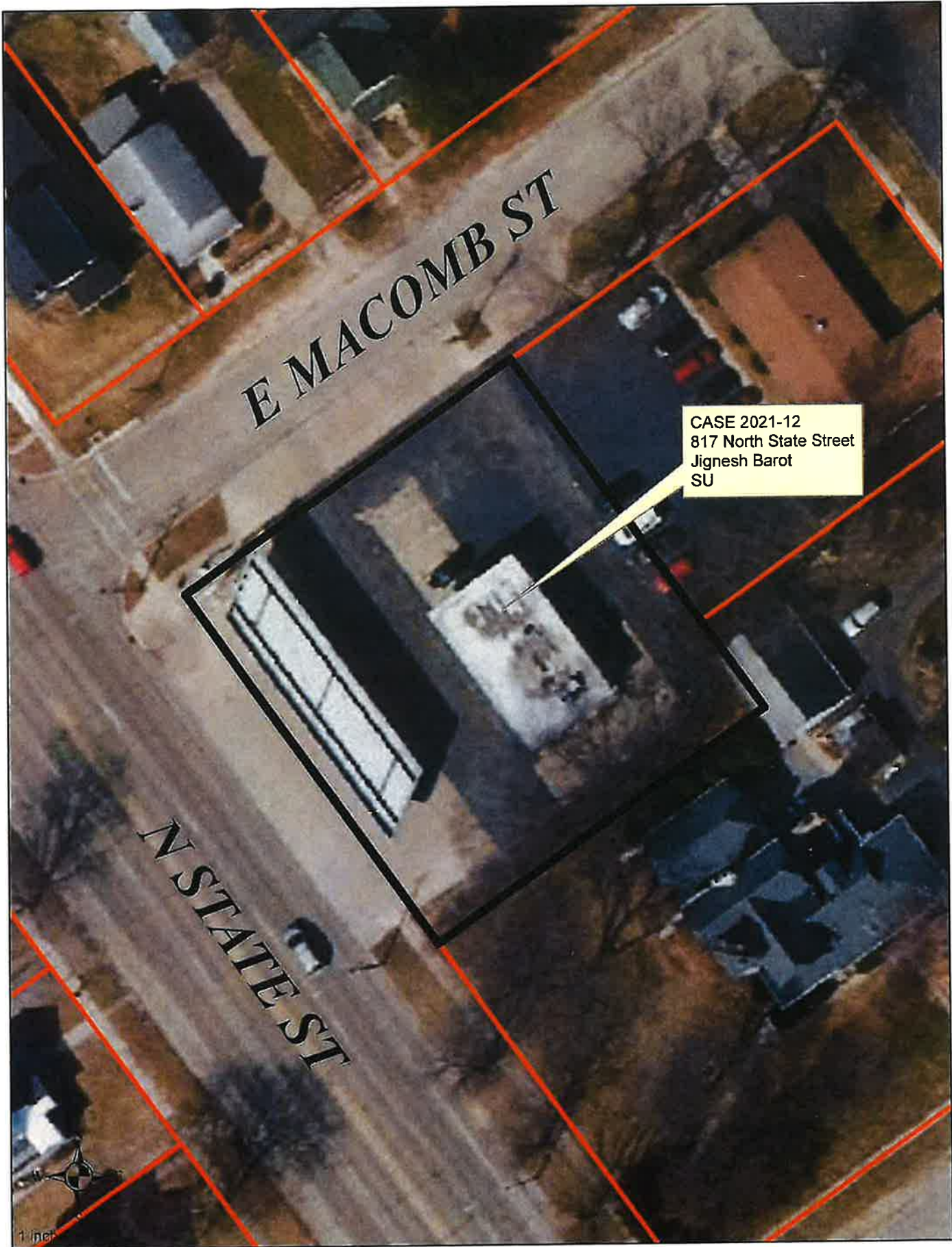
**N STATE ST**

CASE 2021-12  
817 North State Street  
Jignesh Barot  
SU



1 inch = 37 feet





E MACOMB ST

N STATE ST

CASE 2021-12  
817 North State Street  
Jignesh Barot  
SU

**City of Belvidere**  
401 Whitney BLVD, SUITE 300,  
Belvidere IL 61008

**Subject :** Request of a zoning change for the 817 North State Street

**Respected City Council Members,**

I am the property owner of 817 North State Street, needs to rezone my property from "Residential" to "Commercial". Reason behind the rezoning is We want to add video gaming at our location. and bring existing gas station into compliance. The goal is to expand the building at a later date JB

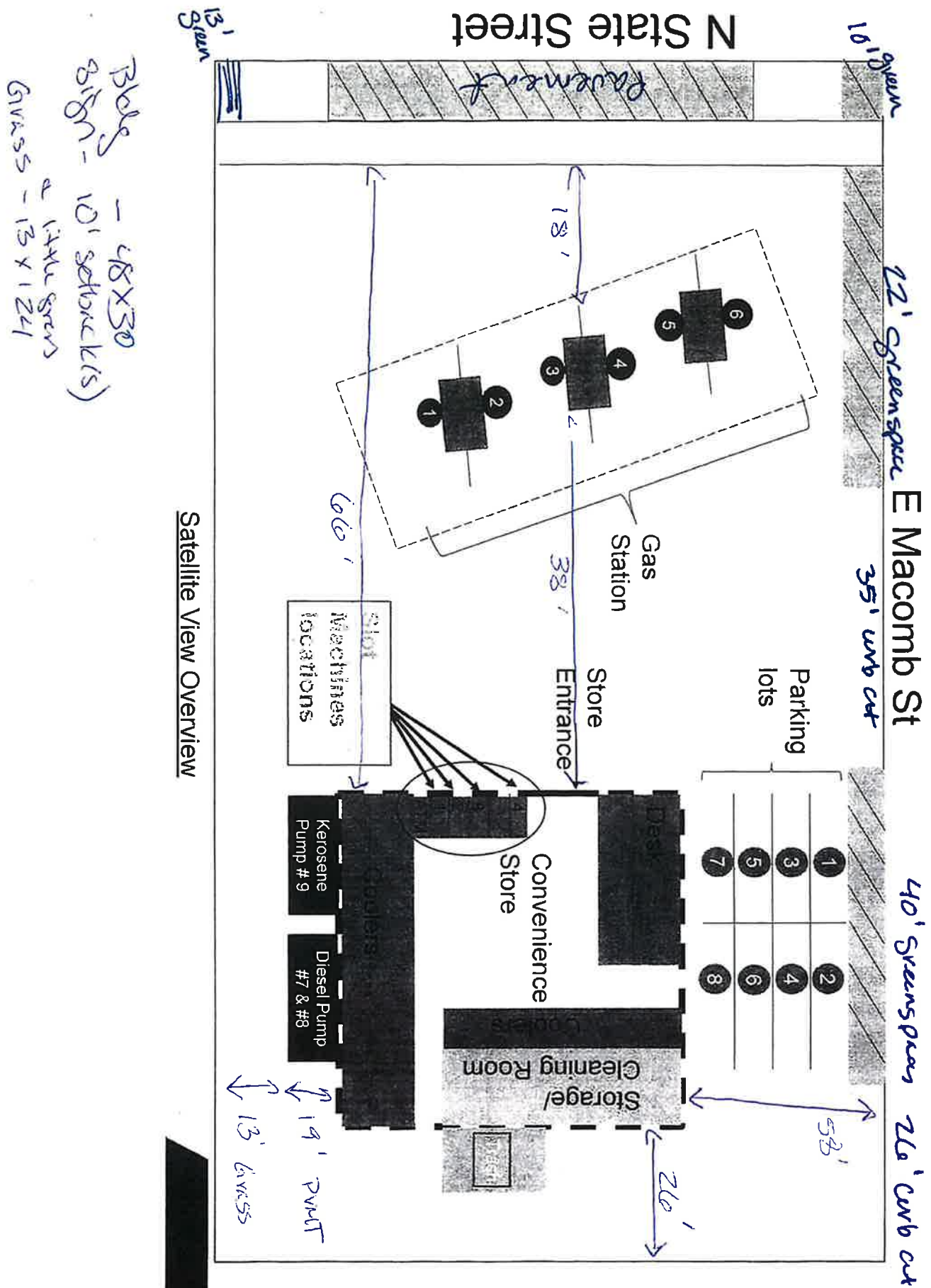
The current special use for a planned development will include the following - gas station

videogaming  
lot coverage  
curb cuts  
pavement setbacks  
Building setbacks  
parking spaces



Thanks & Regards,

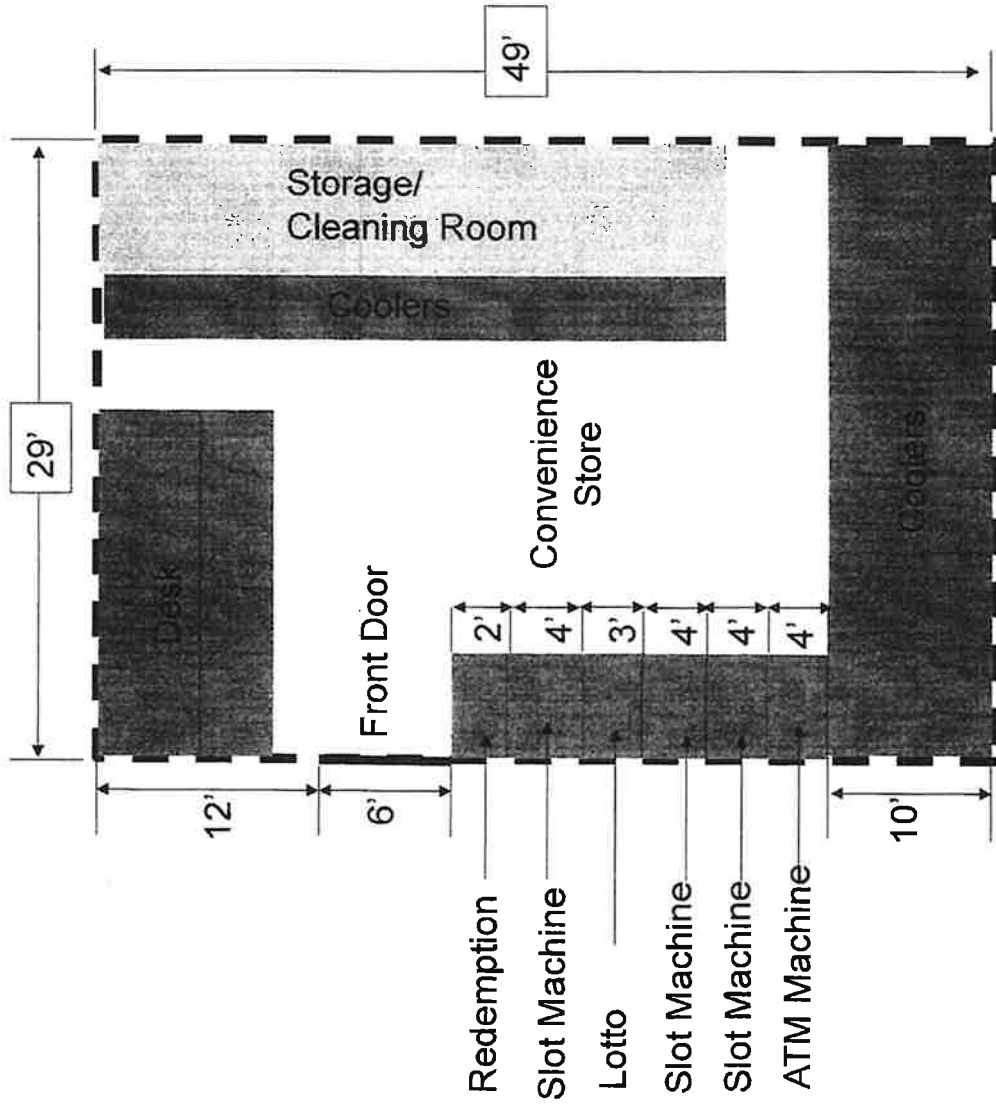
Jignesh Barot



Satellite View Overview

Boys - 48x30  
 Signs - 10' setbacks  
 Grass - 13x124

Figure 1. Barret 2011 and 2014







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

April 20, 2021

**SWCD NRI #: XXXX**

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

Dear Sir/Madam,

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

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

**Location of Site:** 817 N. State St., Belvidere  
**PIN(S):** 05-26-253-001

Contact	Petitioner	Owner
Jignesh Barot	Same	Same
817 N. State Street		Same
Belvidere, IL 61008		
815-544-2524		Same

**Request:** Rezoning the existing gas station from SR-6 to NB and allowing for a planned development to bring the gas station into compliance and add video gaming.

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

Sincerely,

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

Bill Hall

Boone County Soil &  
Water Conservation District



**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

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*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.*

May 21, 2021

FAX: 815-547-0789

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

Re: Cases: 2021-11 (RZ) and 2021-12 (SU): Barot, 817 North State Street

Dear Gina,

We are in receipt of a special use to permit a planned development in the NB, Neighborhood Business District (pending rezoning approval) at 817 North State Street, Belvidere, IL 61008. To bring the existing gas station into compliance and allow for video gaming on less than one-half acre. PIN: 05-26-253-001

The Boone County Health Department has no comments.

Please let us know if you have any questions or concerns at (815) 544-2951 ext.2 or [info@boonehealth.org](mailto:info@boonehealth.org)

Thank you,

Amanda Mehl  
Administrator

AT

ORDINANCE #543H  
AN ORDINANCE AMENDING SECTION 110-198(b), PARKING  
PROHIBITED AT ALL TIMES, OF THE  
CITY OF BELVIDERE MUNICIPAL CODE  
WILLOWBROOK DRIVE

NOW, THEREFORE, be it ordained by the City Council of the City of Belvidere, Boone County, Illinois, as follows:

- Section 1: Section 110-198(b) of the City of Belvidere Municipal Code is amended to add an additional parking restriction as set forth in the attached Exhibit A which is incorporated herein by this reference. Parking is prohibited on the North side of Willowbrook Drive between Chrysler Drive and Oakwood Drive.
- Section 3: The Director of Public Works is directed to amend the City's official parking regulation map, as set forth in Section 110-187 of this Code to reflect the new parking restriction created by this ordinance and to erect appropriate signage.
- Section 4: 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 5: This Ordinance shall be in full force and effect from and after its passage and publication in pamphlet form as required by law.

Ayes:  
Nays:  
Absent:

Approved:

\_\_\_\_\_  
Clinton Morris, Mayor

Attest:

\_\_\_\_\_  
Sarah Turnipseed, City Clerk



EXHIBIT A

Street	Between	Side	Ord. No.
Willowbrook Drive	Chrysler Drive and Oakwood Drive	North	#543H

J:\Draft Ordinances\Amending110198.Willbrook Drive.doc

ORDINANCE #542H  
AN ORDINANCE PROVIDING FOR THE APPOINTMENT  
OF LATERAL HIRES FOR THE CITY OF BELVIDERE  
POLICE DEPARTMENT

WHEREAS, the City of Belvidere is a home rule unit of government within the meaning of Section 6 of Article VII of the 1970 Constitution of the State of Illinois; and

WHEREAS, Section 10-2.1-14 of the Illinois Board of Fire and Police Commissioners Act (the Act) provides for the creation of a second list of eligible candidates for appointment of police officers which list consists of officers who have previously been employed as police officers within the State of Illinois; and

WHEREAS, Section 10-2.1-14 of the Act provides that the Fire and Police Commission may give preference to candidates from the lateral eligibility list over those over noncertified applicants; and

WHEREAS, in recent years fewer candidates are applying for the position of police officer leading to shrinking eligibility lists and diluting the quality of applicants making it necessary to expand the capability of attracting lateral transfer applicants; and

WHEREAS, the Corporate Authorities of the City of Belvidere find that expanding the City of Belvidere's lateral eligibility list to include candidates with not less than one (1) year of experience at another jurisdiction and to include candidates with experience and certifications from states outside of the State of Illinois will be in the best interest of the City in that it will make more lateral candidates available, will decrease training time and costs and will increase the number of quality candidates seeking employment with the City of Belvidere Police Department.

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

**SECTION 1:** The City of Belvidere Fire and Police Commission is authorized to adopt rules expanding the eligibility of lateral police officer transfers to include:

- a) Lateral applicants who have been employed for at least one (1) year as a full-time peace officer with an Illinois law enforcement agency and who have been certified as a peace officer by the Law Enforcement Training and Standards Board; and
- b) Lateral applicants who have been employed for at least one (1) year as a full-time peace officer in another state of the United States or any federal agency and who meet the Illinois Law Enforcement Training and Standards Board's "out of state reciprocity" requirements.

**SECTION 2:** If any section, paragraph, subdivision, clause, sentence or provision of this

Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

**SECTION 3:** This Ordinance shall be in full force and effect from and after its passage and publication in pamphlet form as required by law which publication is hereby authorized.

Voting Aye:

Voting Nay:

Absent:

APPROVED:

\_\_\_\_\_  
Clinton Morris  
Mayor

ATTEST: \_\_\_\_\_  
Sarah Turnipseed  
City Clerk

(SEAL)

Passed:

Approved:

Published: